

A

Passon, Camille

From: Cara_McGary@fws.gov**Sent:** Thursday, November 29, 2007 3:40 PM**To:** Passon, Camille

Hi Camille,

I have reviewed the draft Mitigated Negative Declaration (MND) for Fuerte Ranch Estates (dated October 12, 2007) and have the following comments:

A-1 [1. To avoid impacts to nesting raptors, brushing, clearing, and grading is usually restricted so that none will be allowed within 500 feet of raptor nests and 300 feet from other nesting birds. On page 4 of the MND it says that this restriction will be implemented within 300 feet of raptor nests. Please correct this avoidance measure and include language to avoid impacts to other nesting birds.

A-2 [2. Throughout the MND and MSCP findings, mitigation for habitat impacts to 0.06 acre of freshwater marsh, 0.15 acre of southern willow scrub, 0.01 acre of mulefat scrub, 0.14 acre of disturbed wetland, and 0.11 acre of disturbed emergent wetland is proposed as offsite purchase of 0.46 acres of wetland habitat (a 1:1 mitigation ratio). According to Attachment K of the Implementing Agreement, impacts to wetlands require in-kind mitigation. We request that it be specified in the final MND that mitigation for impacts to these wetland habitats will include offsite purchase of 0.06 acres of freshwater marsh, 0.15 acres of southern willow scrub, 0.01 acre of mulefat scrub, and 0.25 acres of wetland.

If you have questions or comments regarding this email, please contact Cara McGary (Service) at (760) 431-9440 ext. 374. The Service's reference number for this project is 2008-B-0140/2008-TA-0134.

Cara McGary
Fish and Wildlife Biologist
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92011

phone: (760) 431-9440 ext. 374
fax: (760) 431-5901
email: cara_mcgary@fws.gov

11/29/2007

STATE AGENCIES



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

December 6, 2007

Ms. Camille Passon
Project Manager
San Diego County, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123-1666

INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION (ND)
FOR TM 5343RPL, GPA 03-006, R03-017, ER 03-14-060; FUERTE RANCH ESTATES
PROJECT (SCH # 2007111020)

Dear Ms. Passon:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "The project is a General Plan Amendment, Rezone, and Tentative Map to allow for the development of a 40-lot residential subdivision on 27.26 acres. The proposed project is subject to the Regional Land Use Element Policy Current Urban Development Area and General Plan Land Use Designation Intensive Agriculture. It is currently zoned A72 (General Agriculture). The requested General Plan Amendment would re-designate the site from Intensive agriculture to Residential which permits a maximum density of two dwelling units per acre. The Rezone would change the zoning from General Agriculture to Rural Residential."

Based on the review of the submitted document DTSC has the following comments:

- 1) The ND should identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

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DEPARTMENT OF PLANNING
AND LAND USE

B-1

- Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.
- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
- Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

B-2

- 2) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.

- B-3
- 3) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted at the site prior to the new development or any construction. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.
- B-4
- 4) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- B-5
- 5) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- B-6
- 6) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
- B-7
- 7) Since the site was used for agricultural or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation and remedial actions should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- B-8
- 8) If weed abatement occurred, onsite soils may contain herbicide residue. If so, proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.
- 9) Envirostor (formerly CalSites) is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an


Ms. Camille Passon
December 6, 2007
Page 4

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Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489 for the VCA.

If you have any questions regarding this letter, please contact
Ms. Eileen Khachatourians, Project Manager, at (714) 484-5349.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA # 1949

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



November 20, 2007

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Ms. Camille Passon

SAN DIEGO COUNTY DEPARTMENT OF PLANNING & LAND USE

5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

DEPARTMENT OF PLANNING
AND LAND USE

Re: SCH#2007111020; CEQA Notice of Completion; proposed Negative Declaration for Fuerte Ranch Estates
Project TM5343RPL; GPA 03-006; San Diego County, California

Dear Ms. Passon:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- ✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
 - * CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the

cont
C-5
C-6
C-7

NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

✓ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

✓ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

**Native American Contacts
San Diego County
November 20, 2007**

Ewiiapaay Tribal Office Harlan Pinto, Sr., Chairperson PO Box 2250 Alpine, CA 91903-2250 wmicklin@leaningrock.net (619) 445-6315 - voice (619) 445-9126 - fax	Kumeyaay	Kumeyaay Cultural Historic Committee Ron Christman 56 Viejas Grade Road Alpine, CA 92001 (619) 445-0385	Diegueno/Kumeyaay
Manzanita Band of Kumeyaay Nation Leroy J. Elliott, Chairperson PO Box 1302 Boulevard, CA 91905 (619) 766-4930 (619) 766-4957 Fax	Kumeyaay	Campo Kumeyaay Nation H. Paul Cuero, Jr., Chairperson 36190 Church Road, Suite 1 Campo, CA 91906 chairgoff@aol.com (619) 478-9046 (619) 478-5818 Fax	Kumeyaay
Sycuan Band of the Kumeyaay Nation Danny Tucker, Chairperson 5459 Sycuan Road El Cajon, CA 92021 ssilva@sycuan-nsn.gov 619 445-2613 619 445-1927 Fax	Diegueno/Kumeyaay	Jamul Indian Village William Mesa, Chairperson P.O. Box 612 Jamul, CA 91935 jamulrez@sctdv.net (619) 669-4785 (619) 669-48178 - Fax	Diegueno/Kumeyaay
Viejas Band of Mission Indians Bobby L. Barrett, Chairperson PO Box 908 Alpine, CA 91903 daguillar@viejas-nsn.gov (619) 445-3810 (619) 445-5337 Fax	Diegueno/Kumeyaay	Kumeyaay Cultural Repatriation Committee Steve Banegas, Spokesperson 1095 Barona Road Lakeside, CA 92040 (619) 742-5587 (619) 443-0681 FAX	Diegueno/Kumeyaay

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007111020; CEQA Notice of Completion; Mitigated Negative Declaration for Fuerte Ranch Estates Project; TM5343RPL; GPA 03-006; San Diego County, California.

**Native American Contacts
San Diego County
November 20, 2007**

Campo Kumeyaay Nation
ATTN: Fidel Hyde, EPA Supervisor
36190 Church Road, Suite 1 Kumeyaay
Campo, CA 91906
(619) 478-9369
(619) 478-5818 Fax

Clint Linton
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
(760) 803-5694
cjlinton73@aol.com

Manzanita Band of the Kumeyaay Nation
Nick Elliott, Cultural Resources Coordinator
P.O. Box 1302 Kumeyaay
Boulevard, CA 91905
(619) 925-0952 - cell
(619) 766-4930
(919) 766-4957

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007111020; CEQA Notice of Completion; Mitigated Negative Declaration for Fuerte Ranch Estates Project; TM5343RPL; GPA 03-006; San Diego County, California.

COUNTY, CITY AND OTHER LOCAL AGENCIES



D

1255 Imperial Avenue, Suite 1000
San Diego, CA 92101-7490
(619) 231-1466 • FAX (619) 234-3407

November 14, 2007

SRTP 820.10 (PC 50451)

Ms. Camille Passon
Project Manager
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Dear Ms. Passon:

RE: FUERTE RANCH ESTATES GENERAL PLAN AMENDMENT (GPA03-006)

Thank you for the opportunity to review the General Plan Amendment Report for Fuerte Ranch Estates. The review was provided to the Metropolitan Transit System (MTS) by the San Diego Regional Association of Governments (SANDAG) for further review.

On page 17, the paragraph regarding public transit is a few years out of date. I would suggest the following paragraph as a replacement:

Public Transit

D-1

The Metropolitan Transit System (MTS) provides fixed route, rural bus service, and complementary paratransit service in the vicinity of the project site. Rural Route 894 provides the closest service to the project and runs along Avocado Boulevard between the city of El Cajon and Rancho San Diego Towne Center with continuing service to Tecate and Campo. The closest stop is at Calle Verde and Via Mercado at the Rancho San Diego Village shopping center. Route 856 also serves the same shopping center with service seven days per week between Cuyamaca College and College Grove Shopping Center/San Diego State University. There is also service on Route 816 between Cuyamaca College, Valhalla High School, and the city of El Cajon, via Jamacha Road. Those who have an address within ¾ mile of a fixed-route MTS bus route may qualify for complementary paratransit curb-to-curb bus services to other areas in the MTS system.

Please feel free to contact me with any further questions or clarifications. I may be reached at 619.595.4916 or via email at devin.braun@sdmts.com.

Sincerely,

Devin J. Braun
Associate Transportation Planner

CBROWN/L
L-PASSON.DBRAUN

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DEPARTMENT OF PLANNING
AND LAND USE

E

SAN DIEGO COUNTY OFFICE OF EDUCATION

6401 Linda Vista Road, San Diego, CA 92111-7399 (858) 292-3500



Superintendent of Schools
Randolph E. Ward, Ed.D.

November 28, 2007

Ms. Camille Passon
Project Manager
Regulatory Planning
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite "B"
San Diego, CA 92123-1666

Dear Ms. Passon:

SUBJECT: Fuerte Ranch Estates General Plan Amendment (GPA03-006)

E-1

The San Diego County Office of Education (SDCOE) is in receipt of your notice dated November 8, 2007 and accompanying General Plan Amendment Report for Fuerte Ranch Estates. This letter constitutes our response to the notice.

E-2

The SDCOE provides a variety of school and educational services to City and County residents. Unlike local school districts, the SDCOE provides its services throughout the County, making it the equivalent of a countywide school district. As a result, the SDCOE is affected by growth and development wherever they occur in the City and County.

E-3

Some SDCOE programs provide direct services to students, including children (infants, pre-school, and students in grades K-12) as well as adults. Other SDCOE services are provided through public schools, including all forty-three school districts and all five community college districts in the City and County. These services include staff development for teachers and current and prospective administrators, as well as numerous management support services. The following SDCOE programs may be affected by the [name of plan]:

Juvenile Court & Community Schools
Regional Occupation Program
Hope Infant Handicapped Program
Migrant Education Program
Outdoor Education Program
Teacher Training and Development
Administration Training and Development
SDCOE Administration

E-4

In order to provide an accurate analysis of potential impacts resulting from this project to the SDCOE, the General Plan should:

- Quantify the scope and build out of anticipated commercial and residential development (at all densities).

Board of Education

Nick Aguilar Susan Hartley Sharon C. Jones Robert J. Watkins John Witt

CONT
E-4

- Quantify the project's direct and indirect effects on population, on student generation, and on the costs of facilities to accommodate these new students.
- Include a discussion of the possibility for the use of joint-use facilities by schools and public and private agencies, e.g. different city departments such as recreation or public works.

E-5

We encourage and support cities and counties to improve the economic viability of areas. However, school districts and the SDCOE will be impacted due to increases in population bringing new students.

E-6

We look forward to working with the Agency to reduce or fully mitigate impacts to SDCOE and school facilities and services in creative and mutually beneficial ways when possible. If you have any questions regarding this correspondence, please feel free to contact me at (858) 292-3883.

Sincerely,



Joanne Branch
School Facilities Planning Coordinator
Facility Planning Services

JB:DRP:RH

cc: Dana Perrin, Program Business Specialist

Board of Education

Nick Aguilar Susan Hartley Sharon C. Jones Robert J. Watkins John Witt



SWEETWATER AUTHORITY

505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469
<http://www.sweetwater.org>

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December 20, 2007

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DENNIS A. BOSTAD
GENERAL MANAGER
MARK N. ROGERS
OPERATIONS MANAGER

Ms. Camille Passon
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

DEPARTMENT OF PLANNING
AND LAND USE

RE: RESPONSE TO NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION, TM 5343 RPL 3, GPA 03-006, R 03-017, FUERTE RANCH ESTATES
SWEETWATER RESERVOIR WATERSHED PROTECTION

Dear Ms. Passon:

F-1
Sweetwater Authority has reviewed the Draft Mitigated Negative Declaration, Initial Study, General Plan Amendment Report, Stormwater Management Plan, and Sewer Study for the proposed Fuerte Ranch Estates subdivision. The project site is located entirely within the drainage basin of Sweetwater Reservoir.

Conditions previously requested by Sweetwater Authority were not included in the draft environmental document for TM 5343 RPL 3. We request that you include the requested conditions in the draft resolution of approval for the project. It is important to maintenance of the watershed as a source of drinking water supply that this be done. A copy of our December 6, 2006 letter is enclosed to reiterate our concerns.

F-2
Additionally, it is our understanding that DPLU will require the developer to perform soil testing and prepare soil studies for the project. Sweetwater Authority requests a copy of these required studies.

We have no further comments regarding the draft environmental document for this project. Please continue to include Sweetwater Authority on the County's distribution list for Fuerte Ranch Estates. If you have any questions, please contact Jane Davies at (619) 409-6816.

Sincerely,
SWEETWATER AUTHORITY

Rick Alexander
Director of Environmental and Governmental Services

encl: Sweetwater Authority letter dated December 6, 2006

pc: Ms. Stella Caldwell, County of San Diego, Department of Planning and Land Use
Mr. Jack Phillips, Valle de Oro Community Planning Group

h:\jdavies\word\fuerte ranch estates\response to draft mit neg dec TM 5343 rpl 3, 12-20-07



Environmental & Governmental Services Transmittal

TO: Stella Caldwell
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

FROM: Rick Alexander
Director of Environmental and Governmental Services

DATE: December 6, 2006

SUBJECT: TM 5343 RPL 3, Fuerte Ranch Estates, APN 498-153-01
Sweetwater River Watershed Protection

Dear Ms. Caldwell,

Thank you for providing Sweetwater Authority with a copy of the TM 5343 RPL 3 application. Our concerns regarding the Fuerte Ranch Estates project are unchanged from our April 26, 2006 correspondence on the previous application. A copy of that letter is enclosed for your information.

Please include Sweetwater Authority on the County's distribution list for TM 5343 RPL 3. If you have any questions, please contact Jane Davies at (619) 409-6816.

Sincerely,
SWEETWATER AUTHORITY

A handwritten signature in black ink, appearing to read "Rick Alexander", with a long horizontal flourish extending to the right.

Rick Alexander
Director of Environmental and Governmental Services

cc: Jack Phillips, Valle De Oro Community Planning Group
Hedy Levine, REC, 2442 Second Ave., San Diego, CA 92101



SWEETWATER AUTHORITY

505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469
<http://www.sweetwater.org>

GOVERNING BOARD

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MARY SALAS
MARGARET COOK WELSH
MARISA FARPÓN
SECRETARY

April 26, 2006

Ms. Stella Caldwell
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

DENNIS A. BOSTAD
GENERAL MANAGER
MARK N. ROGERS
OPERATIONS MANAGER

Subject: COMMENTS ON FUERTE RANCH ESTATES, TM 5343 RPL 2
SWEETWATER RESERVOIR WATERSHED PROTECTION

Dear Ms. Caldwell:

Thank you for providing Sweetwater Authority with a copy of the replacement tentative map for Fuerte Ranch Estates. We understand that the proposed number of single-family residential lots has been reduced to 40 on the approximately 27-AC site. Lot sizes ranging from 0.5 AC to 0.98 AC are planned. Existing structures on the property would be removed, and existing wells would be destroyed and properly capped. Water service and sewer service are proposed for the project.

Sweetwater Authority is a public water agency in the South Bay area of San Diego County serving approximately 180,000 people residing in the City of National City, the western portion of the City of Chula Vista, and the unincorporated community of Bonita. Sweetwater operates Sweetwater Reservoir and Loveland Reservoir to store local and imported water for its customers and utilizes the Sweetwater River to transfer water from Loveland Reservoir to Sweetwater Reservoir. The project site is located entirely within the drainage basin of Sweetwater Reservoir, as shown on enclosed Figure 1.

In order to bring the project into compliance with County of San Diego Board of Supervisors Policy A-106, Section II.9., and Policy 5.1 of the San Diego County General Plan, Public Facility Element, *Sweetwater Authority requests that a condition be placed on TM 5343 RPL 2 to require the owner to submit satisfactory evidence to the County of San Diego stating that the owner has complied with Sweetwater Authority Resolution 84-8 As Amended.* On May 8, 1985, the San Diego County Board of Supervisors took action to require the County to place conditions on development proposals within a designated area of the Sweetwater River Watershed to the satisfaction of Sweetwater Authority, as provided in Sweetwater Authority Resolution 84-8. Since the Board of Supervisors' action, discretionary project approvals within the designated watershed area have complied with this condition. The resolution provides for the collection of urban runoff protection fees from all developments within the lower Sweetwater Reservoir drainage basin to pay for a portion of the Sweetwater Reservoir Urban Runoff Diversion System.

Ms. Stella Caldwell

Re: COMMENTS ON FUERTE RANCH ESTATES, TM 5343 RPL 2
SWEETWATER RESERVOIR WATERSHED PROTECTION

April 26, 2006

Page 2

Because of the site's location adjacent to a tributary of the Sweetwater River, Sweetwater Authority has additional concerns relating to impacts to surface water and/or groundwater that may result from historical use of the property as a chicken ranch, a potentially contaminating activity (PCA) identified in the California Department of Health Service's Drinking Water Source Assessment and Protection (DWSAP) Program¹. ***Sweetwater Authority requests that a condition be placed on TM 5343 RPL 2 to require the owner to submit a plan, to the satisfaction of the Director of Planning and Land Use and Sweetwater Authority, for the removal of existing manure stockpiles, other organic materials, and hazardous materials from the project site prior to grading.***

We appreciate the opportunity to comment on this project. ***Please include Sweetwater Authority on the County's distribution list for TM 5343 RPL 2.*** If you have any questions, please contact Jane Davies at (619) 409-6816.

Sincerely,

SWEETWATER AUTHORITY












Rick Alexander
Director of Environmental and Governmental Services

encl: Figure 1

pc: Jack Phillips, Valle De Oro Community Planning Group
Polaris Development Consultants, Inc., 124 West Main St., Suite 241, El Cajon, CA 92020

¹ Drinking Water Source Assessment and Protection (DWSAP) Program. California Department of Health Services, Division of Drinking Water and Environmental Management. January 1999, Revised January 2000.

PROJECT LOCATION WITHIN HYDROLOGIC UNIT

-  Lower Sweetwater River Watershed Boundary
-  Sweetwater Reservoir Watershed Boundary Subject to Resolution 84-8 As Amended
-  Middle Sweetwater River Watershed Boundary
-  Sweetwater Authority Service Area
-  Sweetwater Reservoir
-  Sweetwater River
-  Tributaries
-  Freeways
-  Major Roads

Transect from Casa de Oro to Sweetwater Reservoir, April 11, 1993, BQ

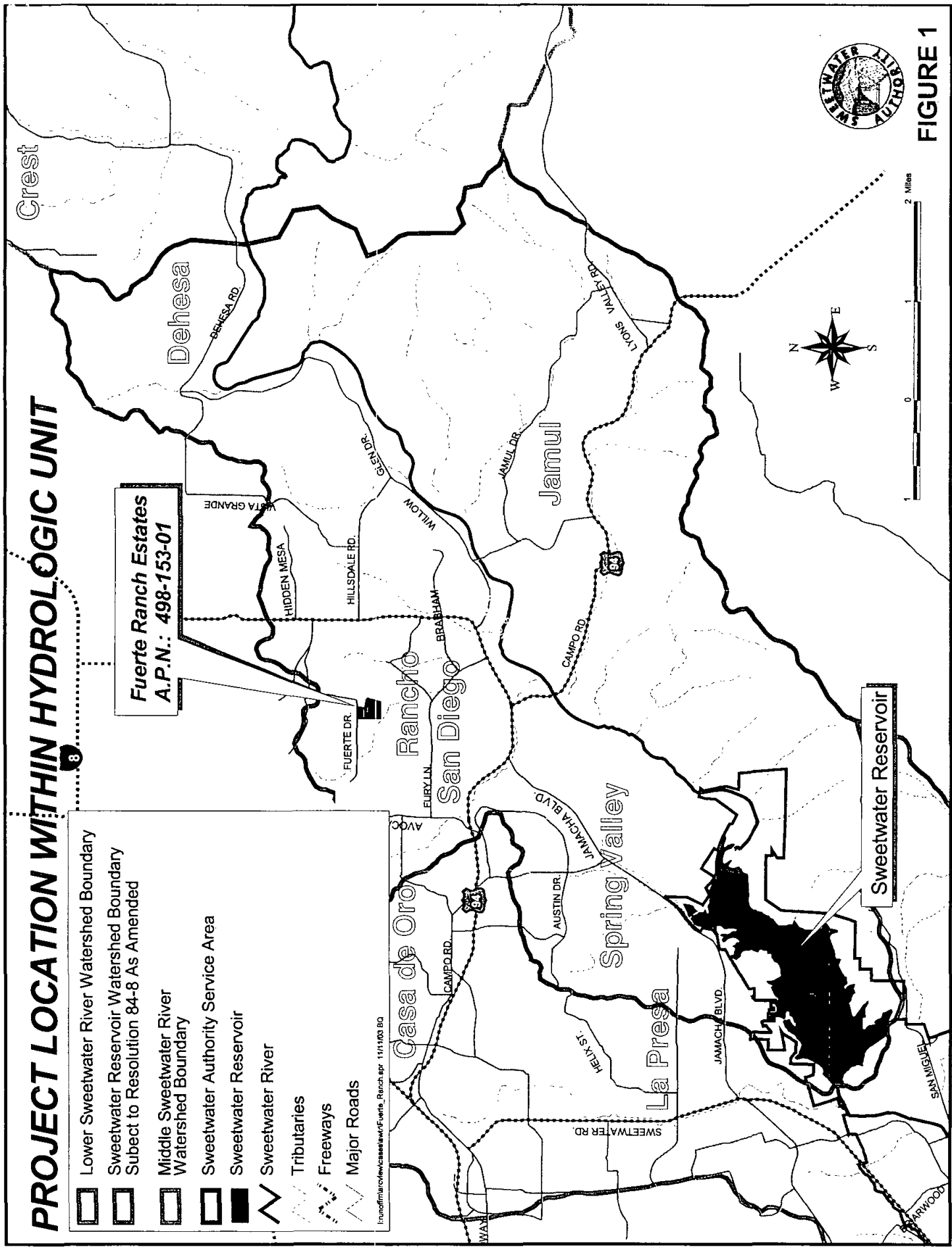


FIGURE 1

VALLE DE ORO COMMUNITY PLANNING GROUP

**P. O. BOX 3958
LA MESA, CA 91944-3958**

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San Diego County
DEPT. OF PLANNING & LAND USE

December 20, 2007

Ms. Camille Passon
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1666

SUBJECT: Mitigated Negative Declaration for TM5343RPL3, GPA03-006, R03-017, Log No. 03-14-060;
Fuerte Ranch Estates

This Planning Group views with alarm the County DPLU acceptance of a Mitigated Negative Declaration for this change in our General Plan which will allow a proposed 700% increase in density and, with the density-required sewer expansion, will permanently degrade the rural/estate character of this portion of the Mt. Helix community.

BACKGROUND

This site is located in the eastern area of the Mt. Helix community. As stated in Section 1 of the Valle de Oro Community Plan this is where the Mt. Helix community character gradually becomes more rural and agricultural. Subject site, in the Community Plan as #19 (intensive agriculture), is a linchpin of the Mt. Helix rural community character in this eastern area.

Properties that have been recently subdivided in this eastern area have produced large-lot estate residences with horses, small groves of citrus and avocados, etc. Immediately east of the site, lot sizes range from 1.09 acres to 2.44 acres with an average of ≈ 1.5 acres.

The community character of this area is established by the intensive agricultural use on subject property and the estate residences bordering to the east and northeast.

Immediately south of this property is a large County Nature Park. Farther south is the clustered development of Rancho San Diego with an overall residential density of 1.4 du/acre with tightly clustered small-lot residences and thousands of acres of natural open space. Rancho San Diego has no direct connection with this portion of the Mt. Helix community. The communities have intentionally separate and distinctly different community characters.

Buildout of the plan area ($\approx 95\%$ complete) has resulted in an overstressed infrastructure in this project area: Insufficient law enforcement (poor response time), crowded schools, and dangerously heavy congestion and many collisions on major roads and at intersections that would be affected by this proposal (Fuerte Drive; Avocado Blvd; Jamacha Road; and Fuerte/Avocado, Fuerte/Grossmont, and Chase/Jamacha intersections).

Page 2; TM5343RPL3, GPA03-006, R03-017 Fuerte Ranch Estates; Dec. 20, 2007

REVIEW RESULTS

6-2 [Our review of the documentation justifying the use of a Mitigated Negative Declaration finds it to be rife with misleading and outright untrue statements, incomplete analyses, and avoidance of goals and policy requirements of the Valle de Oro Community Plan. Our community expects County Staff to do a better job of protecting our community from egregious attacks of this nature on the very basis of our established, desirable neighborhoods.

We have identified ten elements of the environmental review that should be changed to "Potentially Significant Impact." Just the failure to accurately and truthfully address the nonconformance with Valle de Oro Community Plan goals and policies is sufficient rationale for requiring an Environmental Impact Report (EIR).

Without an EIR, those who must decide the fate of this project will not have sufficient information on alternative projects for this site. Such alternatives should be no project and a project that does not require sewer extension into the site and is based on 1-acre minimum net lot sizes compatible with development to the east and northeast of the site.

Listed in the order they appear in the CEQA Initial Study, the following are this Planning Group's comments on the ten elements of concern:

AESTHETICS Item c

6-3 [The proposed project poses potentially significant impacts by substantially degrading the visual character of the surrounding community. Aesthetic impacts will accrue from the imposition of a 16-foot high manufactured fill slope at the project's southwest corner. This fill slope will tower over the entry to the Damon Lane Nature Park and existing residences facing onto Damon Lane. Additional impacts will accrue from the project design that places the back of project lots facing existing front yards on Damon Lane.

Rather than integrating the project into the Mt. Helix semi-rural community this design turns its backside on the community with no possible assurances that future project homeowners will adequately maintain the appearance of the backside of their property (out-of-sight, out-of-mind).

AGRICULTURAL RESOURCES Item b

6-4 [The proposed project is in direct conflict with existing zoning for agricultural use and, therefore, poses a potentially significant impact to the rural/semi-rural character of this portion of the Mt. Helix Community which is based on the agricultural use of this 26.86-acre site and avocational agricultural uses of agriculturally-zoned properties directly to the east and northeast.

AIR QUALITY Items b & c

6-5 [The proposed project poses potentially significant impacts due to possible violation of the California Global Warming Solutions Act (AB 32) through conversion of agricultural land with natural wetland resources to urban residential development.

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BIOLOGICAL RESOURCES Items b & c

6-6 The design of the project places all sensitive resources within the boundaries of individual lots in the project. These resources will be hidden mostly in backyards and some side yards under control of the private property owner. Under these conditions, proper care and maintenance cannot be guaranteed, and it has been our experience in similar situations that the resources will eventually be destroyed by the various homeowners on whose property they exist. The proposed mitigations do not consider that this project design will not protect the resources from future degradation or destruction by individual property owners.

LAND USE AND PLANNING Item b

6-7 The project, which proposes a 700% density increase, conflicts with six elements of Part XII of the San Diego County General Plan (Valle de Oro Community Plan) as follows:

LAND USE; RESIDENTIAL #11: "Support the preservation of existing semi-rural residential neighborhoods and encourage the establishment of additional rural residential neighborhoods."

VdO Comment – This project is a proposal to replace agricultural/rural uses with suburban/urban residential development in direct conflict with Policy #11 which indicates that subdivision of this property should create a rural residential neighborhood.

6-8 LIQUID WASTE #6: "The Spring Valley Sanitation District shall not enter into out-of-district service/construction agreements with private property owners."

VdO Comment – This requirement was placed in the Valle de Oro Community Plan to ensure that the intense urban clustered development of Rancho San Diego and other sewered areas would not induce similarly intense growth in nearby unsewered rural neighborhoods. Since this project requires out-of-district connection to the Spring Valley Sanitation District to serve its out-of-character density and lot sizes, it violates both the letter and intent of the Community Plan.

6-9 AGRICULTURAL GOAL: "Provide for the preservation of agricultural land uses while maintaining their compatibility with other non-rural use. Preserve those areas in Valle de Oro where neighborhood character and land use have consistently sustained an agricultural and rural pattern of life."

VdO Comment – The agricultural and rural pattern of life in this eastern Mt. Helix area has been consistently sustained by the intensive agricultural use of subject property and the adjacent estate residential/avocational agriculture land uses. The proposed project is in direct conflict with this goal to preserve such areas.

6-10 AGRICULTURE #3: "Require subdivisions in the eastern portion of the plan area to be designed in such a way that newly created lots may be used for avocational agriculture if the owner desires. Areas to be preserved as natural open space shall be included in open space easements."

VdO Comment – The proposed density of 2 du/acre and the associated development plan for subject property does not result in lots that would be suitable for avocational agriculture.

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Gr 11 [**COMMUNITY DESIGN GOAL:** "Preserve, maintain, and enhance distinct community identities within the Valle de Oro planning area by encouraging quality design and appropriate land use patterns."

VdO Comment – This area of Mt. Helix has a distinct rural estate/agricultural community identity. The proposed General Plan Amendment would destroy not preserve, maintain, and enhance that identity. Thus, the project's proposed change in the land use pattern is in direct conflict with the Community Design Goal of the Valle de Oro Community Plan.

Gr 12 [**HOUSING #1:** "Allow only the construction of new units that are compatible with or an improvement to the immediate residential neighborhood character."

VdO Comment – The proposed 2 du/acre density and small lot sizes are not compatible with or an improvement to the rural estate character of the immediate residential neighborhood.

NOISE Item a

Gr 13 [Regarding construction noise, the applicant's acoustical study is based on the assumption: "The nearest existing residence is located a minimum of approximately 100 feet from the edge of any proposed construction activities associated with the project site." This assumption is false! Actually, most existing residences along Damon Lane will be closer than 100 feet to the site grading activities with many as close as 50 feet. Additionally, the study's proposed mitigation fence would not be effective in areas of fill-slope development along Damon Lane.

POPULATION AND HOUSING Item a

Gr 14 [The document's statements regarding this item are purposefully misleading and false. The project, with its 700% density increase, will directly induce substantial unplanned population growth in the area and will indirectly induce substantial future unplanned growth through the extension of public sewers into this unserved area. The extension of sewer to support the proposed density and urban lot sizes of the project will make possible additional extensions into this non-sewered area of large estate residences. The resultant re-subdivision of these properties due to the availability of nearby public sewers would destroy the estate residential/agricultural character of this Mt. Helix area.

Most egregious is the statement: "The project site is already surrounded by existing single-family development on lot sizes similar to what is being proposed by the project." On the east and northeast, the project borders on parcels ranging in size from 1.25 acres to 2.44 acres – not at all similar to the 0.55-acre average size being proposed. On the south, the project borders on a county nature park – not residential lots.

TRANSPORTATION/TRAFFIC Item a

Gr 15 [The traffic study prepared for the applicant of this project appears to be based on manipulation of various assumptions and glossing over of critical extant conditions in order to arrive at its conclusion that the project will not have a direct impact on any roadway segments or intersections.

On the face of it, this conclusion is absurd. You cannot increase the overall traffic on eastern Fuerte by over 10% without significantly impacting road segments and intersections, many of which are dangerously substandard and do not conform to the road standards on which the level-of-service classifications are based.

Page 5; TM5343RPL3, GPA03-006, R03-017 Fuerte Ranch Estates; Dec. 20, 2007

G-16 [You cannot dump 480 additional trips onto Fuerte directly adjacent to the school where chaotic traffic conditions occur without significantly worsening the chaos and placing the school children and their parents at increased risk.

G-17 [You cannot add 20+ westbound AM peak-hour trips to the west end of Fuerte Drive without directly worsening the delays and driver frustration at the Grossmont Drive and I-8 intersections.

Based on our experience in the project-area neighborhoods, the traffic volume and distribution assumptions that have led to the "no direct impact" conclusion are seriously flawed. The report:

- Claims Fuerte west end and east end volumes of 7,433 and \approx 3,240 respectively.
Our most recent data shows much higher volumes of 12,270 and 4,430.
- Assumes overall west/east distribution of 60%/40%;
Should be 80%/20%
- Assumes only 27 vehicles will leave project during AM peak hour
Should be 35 (at least)
- Assumes traffic split at Fuerte/Avocado to be 29%/31%
Should be 46%/14%
- Assumes project will add only 8 westbound peak AM Fuerte trips west of Avocado
Should be 20 (at least)
- Assumes split between project access points: West 25%/North 75%
For west-bound traffic should be: West 75%/North 25%
(75% of lots will most likely use Fuerte Farms exit for westbound travel)
- Assumes that 80% using west access will use Damon Lane vs. Fuerte Farms Road
Should be: 20%

G-19 [The applicant's request for removal of south-side curb parking on Fuerte immediately west of Damon Lane is not an acceptable mitigation for sight distance problems. This curb parking is essential for safe drop-off/pick-up of school children. Its elimination would significantly increase the safety risk to parents and children by reducing the availability of safe drop-off/pick-up locations.

G-20 [The proposed mitigation for impacts to currently overburdened roadways and intersections is to pay a County Traffic Impact Fee (TIF). This report has not defined the cause or extent of the problems or what changes would be required to achieve acceptable levels of service. This use of the TIF avoids CEQA-required disclosure of existing adverse conditions and, in the case of the western end of Fuerte Drive, avoids discussion of the fact that the project will be exacerbating traffic congestion that cannot be mitigated without a major impact on the Mt. Helix area community character.

UTILITIES AND SERVICE SYSTEMS Item b

G-21 [The density and nature of the project design require that the project be served by public sewer. The closest sewer facilities, located in Calle Albara, belong to the Spring Valley Sanitation District (SVSD). Since this

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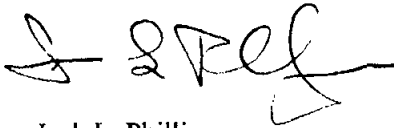
project site is not in the SVSD or any other sewer district, the district and its facilities must be expanded through annexation to provide service. Such expansion is prohibited by the County General Plan, Part XII under Liquid Waste #6 in order to protect our rural and semi-rural areas from direct impacts of unplanned urban growth (700% increase in density in this case) and indirect impacts of future induced growth.

MANDATORY FINDINGS OF SIGNIFICANCE Item b

6722

With the project's required expansion of public sewer service into this unserved rural/agricultural area to serve the proposed 700% increase in density, the effects of probable future subdivision of adjacent and nearby large parcels will be cumulatively considerable. Also the cumulative effects related to transportation/traffic have not been clearly defined so the general payment of TIF fees without dedicating them for specific mitigation actions will not mitigate the considerable cumulative effects of this project. Therefore, this project does not meet this Mandatory Finding of Significance.

Sincerely,



Jack L. Phillips
Chairman, VDOCPG

INDIVIDUALS

H

Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: Notice of Intent to Adopt a Mitigated Negative Declaration Dated November 8, 2007
TM 5343RPL, GPA, RO3-017, LOG NO. 03-14-060; FUERTE RANCH ESTATES

Dear Department of Planning and Land Use:

H-1 [We the neighbors of the proposed Fuerte Ranch Estates object to this Notice of Intent and request that you reject it. Although we are lay people with regard to planning issues, the Mitigated Negative Declaration contains numerous faulty conclusions based on faulty facts and assumptions. Some of these faulty conclusions, faulty facts, and faulty assumptions are so egregious that they render the Declaration meaningless. They raise the question as to whether the developer is intentionally attempting to deceive the Department of Planning and Land Use or failed to exercise due professional care in the preparation of the Declaration. Either conclusion clearly makes a mockery of the planning process and is an insult to the residents of this community and the professionals involved in the planning process.

We recommend that appropriate officials visit this neighborhood to evaluate the veracity of the statements in the CEQA Initial study. Below are some of the obvious shortcomings of the Declaration:

H-2 [The Declaration misrepresents the size of the lots surrounding the proposed development: The declaration represents that the projects lot are virtually identical to the size and design of lots surrounding the project. The lots in the project are approximately .5 acres. While some of the lots in the surrounding area are .5 acres most are far larger. Most of the lots to the east of the project are at least 1.5 with some much larger.

H-3 [The Declaration falsely represents that the "The project is compatible with the existing visual environment's visual character and quality" (item "c"): Besides the lots being smaller than the surrounding lots, the maps that are available for the proposed project indicate that the project will be walled off from the surrounding community. Neighbors who live across the street from the proposed project will apparently view a brick wall from their front yard. The project is clearly not "compatible with the existing visual environment's visual character." Additionally, it is not clear to us who will be responsible for maintaining the "visual character" of the wall that we will be forced to look at on a daily basis

H-4 [The Declaration fails to address how the identified traffic problems will be mitigated: The declaration simply identifies that mitigation is required and then fails to address this. Any fees the developer pays to mitigate this problem apparently will go into a general fund and would have no remedial effects on Fuerte Drive. The traffic flow study was not performed at peak hours and was paid for by the developer with his goals in mind and is false and severely inaccurate as to the treacherousness of Fuerte Drive. Fuerte Drive is an overly impacted road.

Con't
H-4 L This was confirmed by County Road Engineer Ed Deane many years ago.

H-5 [Sewer/Septic: The developer needs to have at least 1 acre lots to keep the homes in sync with the community character and on septic no sewer.

H-6 [Unincorporated Mount Helix: Unincorporated Mount Helix has long been an area of rural living, not subdivisions and crowding. Wild life abounds. This developer does not pretend to care about the residents needs here. He has ignored us, lied to us, and used every wily subterfuge to get his greedy way. He will destroy the pristine nature of our unique community for his benefit alone. Generations of families will suffer so he can reap a quick profit. At the meeting at Fuerte Elementary School a few years ago the developer's representative presented a proposed map of the development and was asked why the project couldn't more resemble the surrounding community and he responded that "it doesn't pencil out." We recommend that the developer sharpen his pencil and try again.

H-7 [The 20/20 plan has been violated: We are subject to it and have relied on the 20/20 plan to our detriment in our decisions to buy and keep our residences. We request that the developer also remain subject to it.

Very truly, the residents who call the lower reaches of Mount Helix our daily home,

James J. Bond 1186 & 2nd St. N. E. S. Lynn Mass 92020

Diane Lech PO Box 633, La Mesa, CA 91944

Jonathon A. Hughes 11489 Aralane Dr El Cajon, CA 92026
 Maria E. Hughes " " " " " "

Maria E. Hughes
Alison Makibbis 11507 Orvalane Drive El Cajon CA 92020

11441 Fuerte Farms Rd. El Cajon, CA 92020
CREDIT: GILSON 11518 FUERTE FARMS RD. E. C.

11441 Fuerte Farms Rd. El Cajon, CA 92020
11518 FUERTE FARMS RD. E. C.

Sarah Gilson - SPRING GILSON 11518 FUERTE FARMS RD. E. C.
11997 Pisen Fuerte Ec 92070

Sarah Gilson
Ruth Pottinger Ruth Pottinger 11992 Paseo Fuerte Ee 90000

Dawson Jeff Silva 11447 Fuerte Dr. El Cajon CA 92020

Art + Phyllis Cottler 11974 Fuertes Dr El Cajon, CA 92020

1809 Monte Vista Rd

Doreen & Linda Lopian 1775 Monte Vista Rd El Cerrito CA 94020

Bob GARDNER 11445 Lorena LN El Cajon 92020

Bob GAIP check 11445 FOR THE
THOMAS & SANDRA PEAK 11524 FUENTE FARM RD, EL PASO 92020
" " D.L. E.C. 92020

THOMAS & JANIS PER 11001
PAUL HARRIS 1408 HORIZON Pte E.C. 92020

PAUL HARR 1405 J.E.
Tom Ash 5128 New Ranch Rd. E.C. 92020

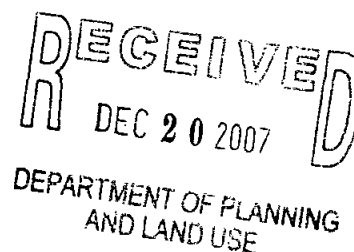
Bill Zamudio 11320 Fuerte Dr. El Cajon CA 92020

Alan Van Antwerp 11460 Fuerte Farms Rd El Cajon, CA 92020

Barbara Kallian 11448 Fuerte Farms Rd EC 92020 (also see indiv. letter)

I

Martha Von Rudgish-Ballas
10033 Fuerte Drive
La Mesa, CA 91941
Tel: (619) 460-8503



December 20, 2007

Erik Gibson
Interim Director
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

RE: TM 5343RPL3, GPA 03-006, RO3-017, LOG No. 03-14-060
Fuerte Ranch Estates

Dear Mr. Gibson:

I-1 [**This letter is to inform you of my strong opposition against the Fuerte Ranch Estates project with its plan to build 40 homes in the old Chicken Ranch area adjacent to Fuerte Drive. The Chicken Ranch property would be better served as a green space to expand the existing park on the adjacent property since it is the only green area left in our community.**

I-2 [My husband and I moved to our house in the Grossmont area 40 years ago and I cannot believe the change in traffic volume and speeding on Fuerte Drive through our lovely neighborhood. I am 90 years old and am frightful of Fuerte Drive traffic.

I-3 [My property is adjacent to Lake Helix and I witnessed the change in the Lake Helix area from a grove of beautiful eucalyptus trees which was sold to a developer. We were promised that the trees would not be cut down and I have witnessed many of the trees removed. Also prior to the development, the neighborhood had access to the lake as an open space but with the development there was no access allowed to the neighborhood.

Allowing the building of multiple homes at the **Fuerte Ranch Estates** project can only exacerbate the traffic problem and make it unbearable for those who chose to live in this community. The county needs to have the vision to clean up the Chicken Ranch and keep the space as a park.

I voice my strong opposition to the Fuerte Ranch Estates project.

Sincerely,

Martha von Rudgish-Ballas

Martha Von Rudgish-Ballas

J

Brad and Jo-Ann Boswell
10062 Ward Lane/10062 Fuerte Drive
La Mesa, CA 91941
Tel: (619) 337-0357

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December 20, 2007

DEPARTMENT OF PLANNING
AND LAND USE

Erik Gibson
Interim Director
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

RE: TM 5343RPL3, GPA 03-006, RO3-017, LOG No. 03-14-060
Fuerte Ranch Estates

Dear Mr. Gibson:

J-1 [**This letter is to inform you of our strong opposition against the Fuerte Ranch Estates project with its plan to build 40 homes in the old Chicken Ranch area adjacent to Fuerte Drive. The 27 acre Chicken Ranch property would better serve our community as an expansion of the adjacent existing park since it is the only sizable open area left in our community.**

J-2 [We moved to the Grossmont-Mount Helix area in 2001 and have seen the traffic and road rage increase since then. Grossmont-Mount Helix is zoned as a residential village and is at least 95% residential with maximum speed limit ranging from 25 to 35 miles per hour. However, road speeds range from 35 to nearly 79.9 miles per hour in the area adjacent to our property at Ward Lane and Fuerte Drive. Road rage is frequent if you are not driving over 35 miles per hour or are attempting to proceed into your driveway. It is my understanding that Fuerte Drive was made a light collector road so that Rancho San Diego could be developed some 30 years ago yet there was total disregard our residential community and for the fact that the road is extremely narrow at certain points. The noise and sheer terror of speeding cars/trucks is unbearable. Since Mount Helix is surrounded by freeways, 94, 125 and 8 on three sides many areas are already threatened by the freeway noise. Never mind the freeway that Fuerte has become. Property damage is a normal occurrence along Fuerte primarily due to speeding and traffic volume as noted to me by the US Mail delivery people and is rarely documented to the county. Also the neighborhood is affected by the automobile crashes along Fuerte Drive and residents have had electricity out for 3 days as a result of the worst crash. The pollution caused by excess cars/trucks through our neighborhood affects not only our bird populations but our people population. The noise factor as well as the pollution caused by too many cars causes major stress to our residents.

J-3 [Fuerte Drive is used as a cut-through road for many from Rancho San Diego, Jamul and El Cajon partially due to lack of funding for the completion of 94 West and 125 North freeways. With only one stop light on a 2 mile stretch of Fuerte Drive through all residential area, it is no wonder that it is used as a quick short-cut freeway. Our group has asked for a stop sign to be placed at Lemon and Fuerte Drive but has been denied. In newer residential areas there are frequent stop signs demarcating the cross streets for the residents to access the bigger roads.

J-4 [Expansion in areas East and South of Grossmont-Mount Helix already causes ongoing excess traffic through our historic community. We do not need expansion within our community which will only increase our out-of-control traffic. Expansion of the existing park adjacent to the Chicken Ranch as the only green space left in Grossmont-Mount Helix would be a better solution. It is my understanding that the Lake Helix area on Lemon Avenue was once a lovely grove of

copy-4

green space but was sold to a private developer due to clean-up cost concerns. Let's not repeat the county's lack of vision for a park in the Lake Helix area.

J-5

I (Jo-Ann) belong to a group of neighbors called Mount Helix Associated Neighbors Developing Safe Streets (MHANDS) and have met with Diane Jacob, County Supervisor, CHP and COSD Traffic Engineers on several occasions attempting to reduce traffic and increase safety on Fuerte Drive. While we were able to obtain 2 speed feedback signs for our community, the minimal to non-existent CHP enforcement in 2007 does not deter the speeders. I also joined Walk San Diego in the hopes that something could be done to make Mount Helix a walk safe community.

Allowing the building of 40 homes at the **Fuerte Ranch Estates** project can only exacerbate the problem and make it unbearable for those who chose to live in this community.

We voice our strong opposition to the Fuerte Ranch Estates project.

Sincerely,

Brad Boswell 12/20/07 Jo-Ann Boswell 12/20/07

Brad Boswell and Jo-Ann Boswell

K

R. John & Evelyn D. Boucher
11240 Fuerte Dr. El Cajon, CA 92020
(619) 579-7792 johnboucher@cox.net

Eric Gibson, Interim Director
DEPARTMENT OF PLANNING AND LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666

REF: Fuerte Ranch Estates
TM534RPL3, GPA 03-006, R03-017, LOG NO. 03-14-060

December 4, 2007

Dear Mr. Gibson:

K-1

We have lived on Fuerte Drive since 1972 and wish to express our concerns about traffic, safety, noise, and the neighborhood character which will be adversely affected by the proposed housing development. Traffic is almost non-stop at certain times of the day now before and after the elementary school sessions. Many people also use Fuerte Drive to access Chase Drive to and from work.

If 40 new homes are built at the proposed site, we figure it will add 100 or more additional cars per day on an already busy street. At times we can barely get out of our driveway.

Sincerely,

Evelyn Boucher
R. John Boucher

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DEPARTMENT OF PLANNING
AND LAND USE

11860 Fuerte Drive
El Cajon, CA 92020
December 18, 2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road Suite B
San Diego, CA 92123-1666

Gentlepeople:

Re: TM5343RPL, GPA 03-006, R03-017, Log No. 03-14-060; Fuerte Ranch Estates

I OBJECT TO APPROVAL OF THIS PROJECT!

The "facts" propounded to support the rezoning and development of the "chicken ranch" project (located at corner of Fuerte Drive and Damon Lane) are seriously flawed and more than likely will result in loss of life and property.

L2 a. Children attending Fuerte elementary school (adjacent to Damon Lane) walk on Fuerte Drive as do many property-owning "exercise walkers". Traffic is fast and heavy now and adding traffic of 40 concentrated houses (@ 2 plus vehicles per) will create a very dangerous situation.

L3 b. The sharp curve just before the intersection of westbound Fuerte Drive and Damon Lane reduces driver reaction time to the point where "ACCIDENTS" are bound to occur.

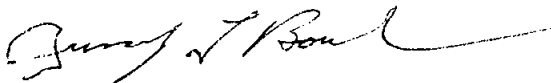
L4 c. The proposal to ban parking on Fuerte Drive in front of the school (so that cars and trucks exiting Damon Lane will have visibility of on-coming Fuerte Drive traffic) requires people driving children to drop them off on the opposite curb necessitating their running across Fuerte Drive to the school. Potential for fatalities? Traffic jams?

L5 d. The volume (and speed) of Fuerte Drive in the morning and evening "rush" hours is considerably greater than that set forth in the planning documentation. If you check on the times of day that the traffic data was accumulated, I believe you'll find that the data IS SERIOUSLY FLAWED.

L6 In short, I have concerns about degradation of property values (rear of fencing not being maintained, etc.) but what bothers me most is the PROBABILITY of deaths, maiming, etc. The moral aspect is predominant but also to be considered is the potential for the County being sued for malfeasance with judgements substantial enough to impact taxes (which are high enough already!)

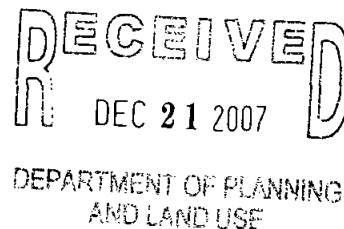
PLEASE DO THE RIGHT THING.

Sincerely



Russell L. Boucher

cc: Supervisor Jacobs



DS/ AW page

Jacob, Dianne

From: Sandy Bramberg [sandydeirdre@yahoo.com]
To: Jacob, Dianne
Cc:
Subject: Opposed to Fuerte Ranch Estates
Attachments:

Sent: Thu 12/27/2007 1:12 PM

M-1

Dear Mr. Jacobs,

I am a resident of Mt. Helix for the last 25+years & want to state my **ABSOLUTE OPPOSITION** to the proposed Fuerte Ranch Estates project. This is not the first time someone has tried to build against what Mt. Helix stands for. I remember a number of years ago someone tried to sneak in a commercial project at the corner of Lemon Ave. & Bancroft. Had word not gotten out & a large number of Mt. Helix residents not showed up at the council meeting I fear that project would have sneaked in. I say sneaked in-because I don't ever remember being made aware of the project prior to having someone call me.

In this case with Fuerte Ranch at least public notice has been made. I hope you do follow the wishes of your constituents & do your best to prohibit this project. The Valle de Oro planning group has made their opposition clear & I hope you follow their lead.

This project is NOT wanted in the Mt. Helix area & it is NOT for the good of the area.

I am available to personally confirm this email at any time. I can be reached at my home at:

5023 Alto Ct.
La Mesa, CA 91941

Thank you for you time & again I hope you vote AGAINST this project,
Sandy Bramberg

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Jacob, Dianne

From: Kimberly Brown [littlekim2@cox.net]
To: Jacob, Dianne
Cc:
Subject: Fuerte Ranch Estates Project
Attachments:

Sent: Thu 12/20/2007 7:53 PM

A

Dear Mrs. Jacob,

N-1

I am writing you to give you some insight from a concerned parent of children that attend /*Fuerte Elementary School.*/ I have read the article in the Union Tribune and the Notice of Intent for the project proposed on /*Fuerte Drive.*/ Who ever said they did research indicating that there would not be any implications on traffic, /*clearly*/ either didn't really "study" it or did not study it during school times. I drive my children to and from daily and traffic is extremely bad and congested just to get to the school. That is not including Damon Lane itself. If you needed to turn down Damon Lane(Southbound) during school times, you would barely be able to fit because all the exiting school traffic uses that street and usually there is not room for two cars to pass one another. I have to avoid that street altogether and wait in the traffic lane on Fuerte just to enter the school to pick up my son's. Traffic has definitely been impacted this year with the Kindergarten children going full days along with the rest of the student's.

Another point is I choose for my children to go to that school in that area because it is high end, no crime and good wholesome family values. I am sure that most of the residents that live there choose to do so because of the same. This area does not need a "multi" housing project in the area to lessen there property values and potentially bring in renters, crime, section 8, etc. to this wonderful family oriented area of hard working families.

Please, reconsider /*not */ allowing them to proceed to develop the land and let the community live in peace.

Respectfully,

Kim Brown
619-441-2565
El Cajon, CA

Sievert, Donna M

From: Andy Carrico [andycarrico@hotmail.com]
Sent: Friday, December 07, 2007 2:16 PM
To: Jacob, Dianne
Subject: Proposed Development off Fuerte Road

Dear Supervisor Jacob:

0-1 [I am opposed to the proposed housing development off of Fuerte Road. While the developer has reduced the number of proposed properties in his most recent proposal, the development will not fit into the unique environment of the Mount Helix area. Additionally, the proposed lot sizes are 50% (or less) than the homes in the immediate surrounding area.

0-2 [In the broader picture, I cannot understand how the County can consider authorizing additional construction given the water situation in southern California. How can water restrictions and rationing be under consideration at the same time that additional homes are being constructed?

Thank you,

Andrew Carrico
1819 Hidden Mesa Rd
El Cajon, 92019

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P

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

December 20, 2007

Gentlemen,

P-1

This letter is to advise you of my opposition to the proposed development of Fuerte Ranch Estates located south of Fuerte Drive and east of Damon Lane in El Cajon. We have been residents of this area for 32 years. We moved here because of the rural atmosphere.

Let me first say we are not trying to stop the proper development of this land. If the proposed project conformed with the other homes in this area that would be satisfactory.

P-2

If anyone in your department had done any in depth study of Fuerte Drive, they would know this is a virtual speedway since the opening of Chase to Hillsdale Road. In the years that we have lived here there have been four deaths, that we know of, within one half mile of our home.

P-3

The proposed development of forty (40) homes would bring a minimum of eighty (80) vehicles traveling daily on Fuerte Drive. The project would have direct access to Fuerte Drive causing a dangerous situation near the Fuerte School.

P-4

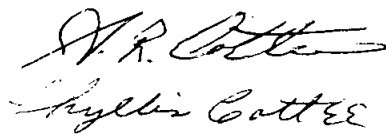
There are numerous reasons why this project should be reevaluated and downsized to conform to the neighborhood. The fact that the county is proposing a mitigated negative declaration is hard to believe after an environmental impact report was required when they were contemplating building Hillsdale School in the area.

I believe that no one from your department has been to this area to determine the impact but rather has taken the developers input in making your decision to accept a Mitigated Negative Declaration.

Please reevaluate your decision.

A very concerned neighbor.

Art & Phyllis Cottee
11974 Fuerte Drive
El Cajon, CA 92020
artphylcot@aol.com
619-588-6350



Cc
County Supervisor Diane Jacobs
1600 Pacific Highway
San Diego, CA 92101

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DEC 20 2007
DEPARTMENT OF PLANNING
AND LAND USE

Q

Ken Dennis
11921 Paseo Fuerte
El Cajon, CA 92020
Home (619) 334-6891
Work (619) 557-5013 #227

December 16, 2007

Camille Passon, Project Manager
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: CEQA Preliminary Hydrology/Drainage Study for Fuerte Ranch Estates Tract No. 5343
Revised May 1, 2007

Dear Ms. Passon

I just read this study and was surprised that it contained a material error/misrepresentation regarding my property located at the above address (identified on the attached Figure 3 from the Hydrology Report) To the extent that any conclusion in this report is based on this error/misrepresentation I object to it.

Q-1

Page 3 paragraph 2 states:

Basin 'EX-6' is a large basin that collects runoff northeast of the project site along the east side of Fuerte Drive. This runoff is conveyed to the east side of the project site, where it enters the property through a rock-lined channel adjacent to a new asphalt road.

Page 3 paragraph 6 states:

The existing off-site drainage courses that carry the flows described above have been in existence for at least 15 years and appear to have reached a stable condition.

The runoff as described in paragraph 3 has existed for a little over 2 years and is temporary. It is a result of a road repair by the County. Prior to the repair the runoff from the east side of Fuerte Drive cross over Fuerte Drive into a field and flowed to the drainage site identified in the Hydrology Report as 'EX-1.' Prior to the repair the only runoff that entered rock-lined channel 'EX-6' was from the properties on Paseo Fuerte and Monte Vista Road. The Paseo Fuerte and Monte Vista Road runoff represents a very small percentage of the current

runoff.

Comit
Q-1
When the road repair occurred that caused the diverted runoff we immediately contacted County personnel to object and were informed that the diversion would be corrected. We spoke to County Road Engineer Ed Deane (858) 874-4014 on several occasions and Mr. Deane informed us that the repair was on the list of repairs and periodically gave us estimated dates for the repair.

There are several problems with this runoff diversion. They include the following:

Q-2
1. Erosion of Paseo Fuerte: The diverted runoff crosses the asphalt on the private road Paseo Fuerte and erodes the surface. The homeowners on Paseo Fuerte pay for the maintenance of this road and are not being reimbursed for the Erosion.

Q-3
2. The Ditch and Channel Did Not Have the Capacity to Handle Rainstorms: Once the water crosses Paseo Fuerte it enters the ditch on the side of my property along Monte Vista Road. It then flows the length of my property and then crosses Monte Vista and enters the rock line channel. Prior to the diversion, the only water that flowed through the ditch on the side of my property was the runoff from Paseo Fuerte and the ditch and the were able to accommodate it. As they were configured the ditch and the channel did not have the capacity to handle the first rainstorm that happened after the 2005 diversion. So much runoff rushed in from the east side of Fuerte Drive that it overflowed the ditch potentially undermining the Monte Vista Road asphalt (also a privately maintained road). The water then flowed the length of my property and then crossed Monte Vista Road to enter the rock-line channel. The problem was that in 2005 there was no rock lined channel. Instead there was dirt and up until 2005 the dirt was sufficient to handle the runoff. During the rainstorm the water crossed the Monte Vista with such force that it instantly removed the dirt and created the channel and in the process created a 3 foot waterfall (where the water left Monte Vista Road and hit the dirt). Although the waterfall was pretty to look at, we were not amused and we immediately called the County to complain and they brought out and dumped the rocks into the channel to slow down the Erosion. We were again promised that the runoff diversion problem would be corrected.

Q-4
3. The Diverted Runoff Has Caused the Ditch to Expand and Deepen and Apparently Will Continue to Do So: There has been a noticeable increase in the size of the ditch. Every time there is a rainstorm more of my property is consumed. I fear that at some point in time the ditch will grow to a size that will potentially present me new problems. I demand that the ditch be restored to its original size.

Q-5
4. The Diverted Water Is Causing Weed/Fire Problems That Apparently I Am Responsible to Address: As a result of the runoff weeds not regularly grow out of the ditch and I am forced to pay a gardener to have them removed or sprayed.

5. I Never Consented to Having My Property Turned into the Community Drainage Ditch/Swamp: I never consented to the runoff diversion. I am unaware of any Eminent

Q-6

Domain action that took my property from me. I am unaware of any pending Eminent Domain proceeding to take my property from me. Neither the County nor the Fuerte Ranch Estates developer has offered to purchase any of my property from me. Instead, the Hydrology Report simply pretends that it has been this way for at least 15 years. Please let me know if my property has already been taken from me through the Eminent Domain process or if there is a pending action.

Q-7

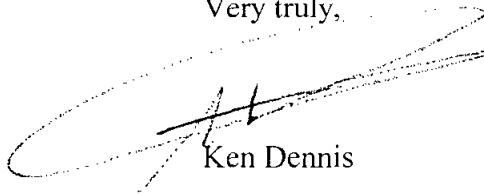
Ms. Passon, I am aware that you did not divert the water or write the Hydrology report. I simply request that you reject the report for the obvious lack of due diligence with regard to investigating the basic facts that the report is based on. I would also like to be on the notice list future filings for documents for this development.

Q-8

In addition, I would appreciate it if you would contact me and put me in touch with County Officials that could help me address the runoff diversion problem. I have been patiently awaiting the correction of this problem, but want to ensure that we don't reach a point where everyone assumes or pretends that the east side of Fuerte Drive runoff has always flowed through my property.

Thank you in advance for your assistance,

Very truly,

A handwritten signature in black ink, appearing to be "Ken Dennis", written over a horizontal line.

Ken Dennis

cc: Supervisor Dianne Jacobs

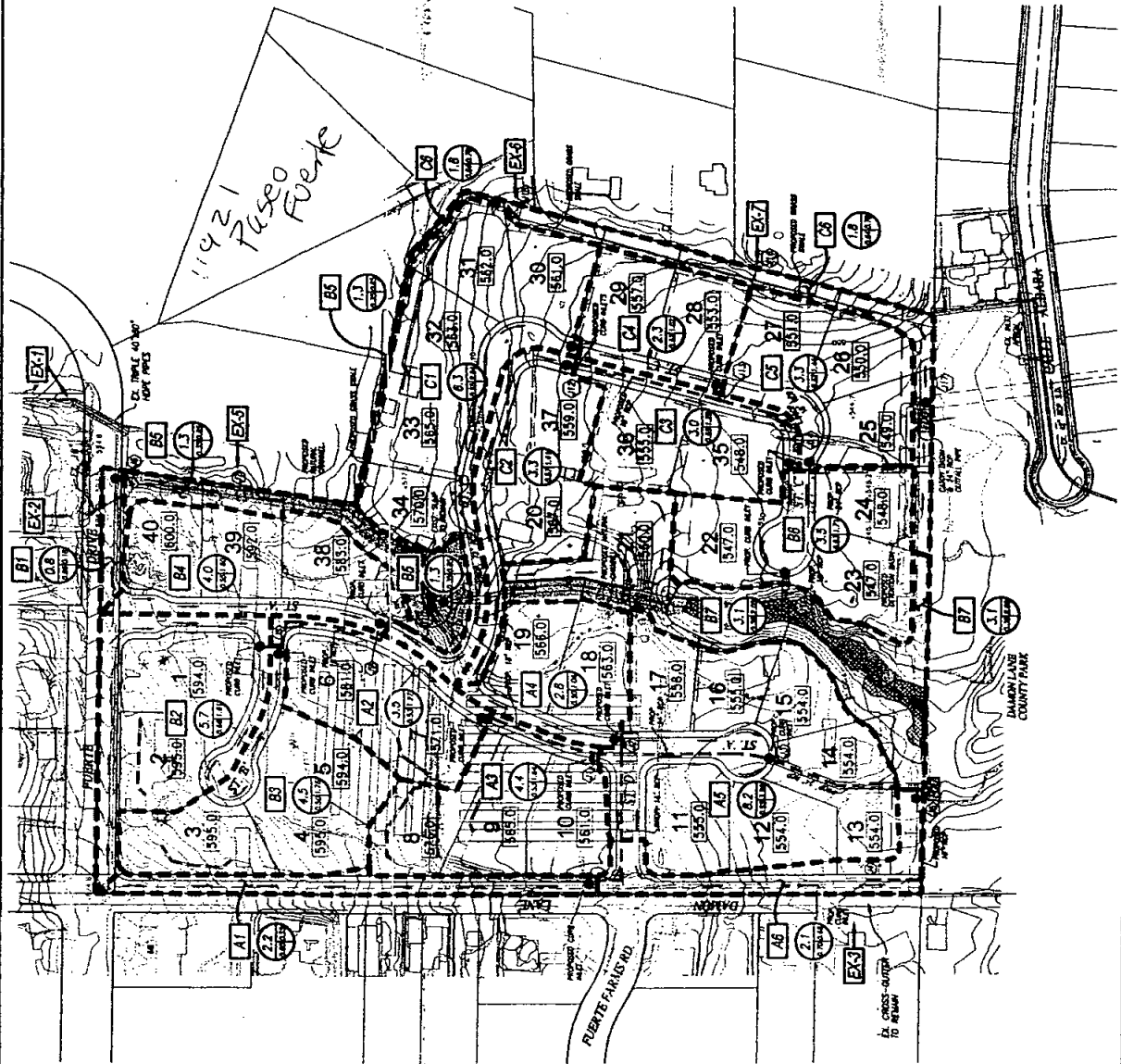
FIGURE 3
PROPOSED CONDITION HYDROLOGY
FUERTE RANCH ESTATES

LEGEND


- BASIN LIMITS
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- SLOPE (H:V (G:1))
- R.P.S. PROTECTED AREA
- 100-YEAR STORM FLOW LIMITS
- BASIN DESIGNATOR
- CONFLUENCE POINT
- BASIN GSD (IN CFS)
- BASIN % FACTOR / BASIN AVERAGE
- JUNCTION NODE (FOR ROUTING CALCULATIONS)
- FLOW DIRECTION
- FLOW DISCHARGE (CFS)

THE 100-YEAR STORM FLOW LIMITS WILL BE ADJUSTED TO PREVENT EXCESSIVE EROSION OR DEPOSITION OF SEDIMENT IN THE CHANNELS DURING THE FLOOD PROTECTIVE PERIOD.

Planning + Engineering + Mapping
POLARIS
Development Consultants, Inc.
101 West 10th Street, Suite 200, Fort Collins, CO 80501-1000




Basin 'EX-5' collects runoff from the neighboring property to the northeast of the project site. This runoff enters the project and joins the flow from Basins 'EX-1' and 'EX-2' into the disturbed natural channel. This basin comprises 3.2 acres and has a 'c' factor of 0.46, resulting in a 100-year storm runoff value of 6.9 cfs.

 Basin 'EX-6' is a large basin that collects runoff northeast of the project site along the east side of Fuerte Drive. This runoff is conveyed to the east side of the project site, where it enters the property through a rock-lined channel adjacent to a new asphalt road. This basin comprises 55.5 acres and has a 'c' factor of 0.41, resulting in a 100-year storm runoff value of 84.2 cfs.

Basin 'EX-7' comprises 3.6 acres of land adjacent to the eastern side of the project site. The runoff from this basin enters the property on the east, where it joins with the flow from Basin 'EX-6'. The 'c' factor for this basin was calculated to be 0.41, generating 6.3 cfs of storm runoff from the 100-year storm.

Basin 'EX-8' collects runoff from the easterly 1/3 of the site and directs it to the south. The flow from this basin joins with the flows from Basins 'EX-6' and 'EX-7', which are conveyed to the south into an existing drainage system in Calle Albara. This system discharges its flow into the natural channel in Damon Lane County Park. Basin 'EX-8' comprises 7.6 acres and has a 'c' factor of 0.41, resulting in a 100-year storm runoff value of 12.2 cfs.

The total Existing Condition 100-year storm runoff for the drainage basin is 345.6 cfs (see Appendix 4). This runoff enters the Damon Lane County Park and is conveyed to the south in a natural drainage course.

 The existing off-site drainage courses that carry the flows described above have been in existence for at least 15 years and appear to have reached a stable condition. Based on the numbers calculated in this report and on several physical inspections, the existing drainage facilities appear to be adequate for the flows tributary to them. No erosion nor flooding issues were witnessed that would require remedial action. See Table 2 for a summary of the existing flow velocities exiting the site.

As mentioned earlier, the existing on-site drainage course that bisects the project site is a natural channel that has been disturbed by on-going operations related to the chicken ranch. Trash and debris block portions of the channel, and minor earth moving operations have resulted in a non-uniform channel cross section. From a hydraulic standpoint, the disturbed natural drainage course is not in an efficient state and should be recreated to provide a more stable, uniform conveyance facility.

IV. EXISTING PLUS PROPOSED CONDITION DRAINAGE

The Existing plus Proposed Condition Drainage has been divided into 3 main drainage basins, each with its own point of exit from the property. Basin 'A' is comprised of Sub-basins 'A1' thru 'A6'. Sub-basin 'A1' collects runoff from the east side of Damon Lane north of Fuerte

Sievert, Donna M

From: RnBilEvans@aol.com
Sent: Tuesday, December 11, 2007 10:53 AM
To: Jacob, Dianne
Subject: Fuerte Ranch Estates

OS/ [signature]
[signature]

Department of Planning & Land Use
5201 Ruffin Rd.
San Diego, Ca 92123-1666

Gentlemen:

R-1 [I'm a long time resident of Shadow Hills, since 1968.
I oppose the approval of the proposed development of Fuerte Ranch Estates
Tract Map #5343.

Reasons:
Several lots are less than 1/2 acre, which is the minimum lot size in the area.

R-2 [Many lots do not have character frontage which would be very substandard
for the area.

R-3 [The proposed plan does little to retain current open space the area currently
enjoys.

R-4 [I would be more in favor of the development if the lot size was 3/4-1 acre in size.

Thank you,
Bill Evans
11711 Shadow Glen Rd.
El Cajon, Ca 92020

cc. Dianne Jacobs

See AOL's [top rated recipes](#) and [easy ways to stay in shape](#) for winter.

S

Department of Planning & Land Use
5201 Ruffin Rd.
San Diego, Ca 92123-1666

Gentlemen:

I'm a long time resident of Shadow Hills, since 1968.
I oppose the approval of the proposed development of Fuerte Ranch Estates
Tract Map #5343.

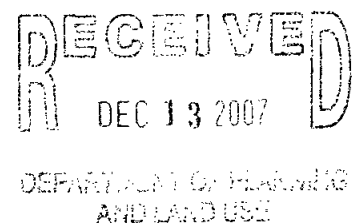
Reasons:

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Many lots do not have character frontage which would be very substandard
for the area.
- S-2 [The proposed plan does little to retain current open space the area currently
enjoys.
- S-3 [I would be more in favor of the development if the lot size was 3/4-1 acre in size.

Thank you,
Bill Evans
11711 Shadow Glen Rd.
El Cajon, Ca 92020

Bill Evans

cc. Diane Jacobs



T

December 21, 2007

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Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

DEPARTMENT OF PLANNING
AND LAND USE

RE: TM 5343RPL, GPA 03-006, R03-017, Log NO. 03-14-060; FUERTE RANCH
ESTATES

Attention: Camille Passon

- T-1 [As a Registered Civil Engineer experienced with the permitting process for large transportation projects in the region and other smaller scale projects, it is obvious to me that this project requires an EIR. I challenge the proposed Mitigated Negative Declaration for the above mentioned project based on concerns including traffic impacts, biological resources and other issues as addressed below:
- T-2 [❖ I disagree with the contention that this proposed project will not cause a substantial increase in traffic in the area. I believe the traffic studies are flawed and would challenge the numbers they provided and the conclusions they have drawn. Is there any documentation that can be provided describing the dates, times, locations and methods for the traffic counts and how they were compiled?
- T-3 [❖ The parking prohibitions, the potential need for guardrail and especially the need for further road widening in a residential and somewhat rural area present a significant aesthetic impact to the community. How are the aesthetic impacts going to be mitigated?
- T-4 [❖ How does paying a fee to the TIF mitigate the underestimated traffic impacts to the local residents and their safety? Many of the existing roads cannot be widened, especially along Fuerte due to topography and Right of Way lines.
- T-5 [❖ The concentrated increase of traffic adjacent to an already congested elementary school zone creates a safety hazard to both the students and the motorists. How will the safety of the children and motorists be ensured?
- T-6 [❖ Even though Fuerte Road west of Avocado is currently rated as a LOS E, how will the increased traffic generated from this development and the resultant traffic delays and subsequent air pollution and congestion be mitigated especially to those who reside on this road or other roads in the vicinity?
- T-7 [❖ Please provide information concerning the Director of Planning and Land Use's determination that the wetlands on-site were determined not to qualify as Resource Protection Ordinance (RPO) wetlands pursuant to Section 86.602 (q)(2)(bb) of the RPO.
- T-8 [❖ How was it determined that these 27 acres are not a local wildlife corridor or that the current state of disturbance of the site precludes its use by wildlife? To the south and southeast, besides the Park, there is still a substantial area of undeveloped or undisturbed habitat. Were there any wildlife surveys/tracking conducted regarding wildlife usage and movement in the area and, if so, what were the dates, times and methods of the survey efforts? How did these findings validate the assessment that this property is not a viable local wildlife corridor?

- T-9
- T-10
- T-11
- T-12
- T-13
- T-14
- ❖ I don't believe, as the MSCP Conformance findings state, that the level of disturbance and lack of vegetation on this property preclude future use for wildlife or as a wildlife corridor. This disturbed land CAN be restored. I have reclaimed and restored a similar sized property including a ½ mile streambed restoration and the planting of over 3000 native plants to create one of the most beautiful natural parklands in the City of Los Angeles. This type of disturbed land is ideal for environmental restoration. This property could also serve as an environmental mitigation bank for other regional/local projects. Has a site analysis been conducted to determine alternative uses of the site?
 - ❖ Under the no-net-loss-of wetlands section, if the drainage is a blue line stream course and qualifies as waters of the US, how can it not be considered jurisdictional wetlands?
 - ❖ Based on my prior experience with the regulatory agencies, off-site preservation would require mitigation at greater than a 1:1 ratio. How were these ratios determined and what are they based on?
 - ❖ As an engineer, it is obvious to me that if there is enough water on the site to necessitate the construction and maintenance of detention basins, as well as the expense, then the proposed impacts to freshwater marsh, southern willow scrub, mule fat scrub, disturbed wetlands, disturbed emergent wetland and non-native grassland should follow the mantra of "avoid, minimize and mitigate". Please provide verification that every effort was taken to avoid, minimize and mitigate these impacts. How does the use of detention basin achieve any of these three requirements?
 - ❖ If the permits for this project have been processed such as the 401 Regional Water Quality Control Board permit, the California Department of Fish and Game 1602 Streambed Alteration Agreement and the 404 Army Corps of Engineer permit, please provide a copy for review by the public
- In conclusion, I request that the County of San Diego Department of Planning and Land Use require an EIR for this project. There are enough "red flags" in this proposed "mitigated" negative declaration that further information is warranted. Alternative options need to be considered. The citizens of the County rely on you to protect us and our environment and maintain our Community's character. Please consider the safety of the students in this neighborhood, the current resident's desire to live in the current rural setting and the survival of the remaining wildlife. Thank you.

Sincerely,

Jösan Feathers, P.E.
4025 Corte Tierra Alta
La Mesa, CA 91941
(619) 220-5307

Jösan Feathers

u

Dominic Ferraro
11785 Shadowglen Rd
El Cajon, Ca. 92020
616.447.3605
nico@unionpipepros.org

Department of Planning & Land Use
5201 Ruffin Rd.
San Diego, Ca. 92123-1666

To whom it may concern:

u-1

I am opposed to the current proposal for the development of Fuerte Ranch Estates that is located south of Fuerte Dr. & east of Damon La. The Valley de Oro Planning group has outlined numerous reasons to oppose this development. The most important is that the development does not conform the character of the neighborhood of one half - acre minimum lots, custom homes of which no two are alike as well as increased traffic on Fuerte Dr.

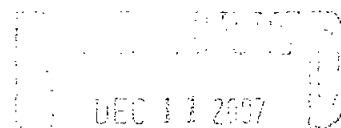
u-2

The area in question is adjacent to both an elementary school & County open park space. The property should be purchase by the County for parkland. This is the best proposal for the people that live in the surrounding community.

Yours



Dominic Ferraro



ALois E. FRIET V
11303 Fuerte DR. -
EL CAJON, CA 92020
15 Dec 2007

County of SAN Diego
Department of Planning & Land Use
5201 Ruffin Road Suite B
San Diego, CA 92123-1666

Re: TM 5343 RPL³ GPA 03-006 R03-017 Log No 03-14-060
Fuerte Ranch Estates

Dear Sirs:

V-1
Please consider this Letter AS one opposed
to the Rezone of the "Chicken Ranch" to permit
40 houses to be built on 27⁺ acres. With two to
three cars per house plus all of the service vehicles
which would soon follow, the Fuerte traffic would
become a bigger problem than it is now.

Morning Rush to work and the evening Rush to
get home make it difficult to enter Fuerte
drive from our home driveway. The Fuerte
Ranch Estates plan will only make it worse.

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DEPARTMENT OF PLANNING
AND LAND USE

Yours Truly,
Alois E. Friet

W

From: Raymond W. & Cherie V. Ganzer
11380 Fuerte Dr.
El Cajon, CA 92020-8218

To: County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration
TM 5343 RPL3, GPA 03-006, R03-017, LOG NO. 03-14-060
FUERTE RANCH ESTATES dtd November 8, 2007

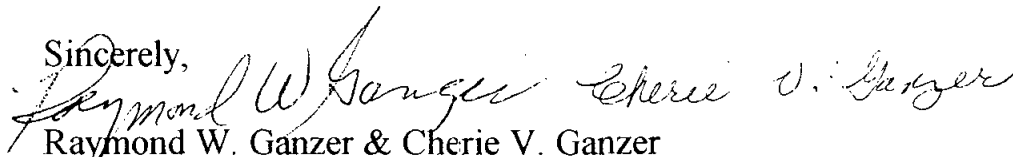
W-1 ☐ I AM OPPOSED to the adoption of this Mitigated Negative Declaration, for the same reasons stated by Valle de Oro Community Planning Group - it is in conflict with many elements of our Community Plan.

Anyone, living in this area, looking at the map of the proposed project can visualize the difference between what is proposed and what exists in this neighborhood. The proposed project contains small lots and narrow streets compared with the rest of the area. It will have a congested look, not in keeping with the area.

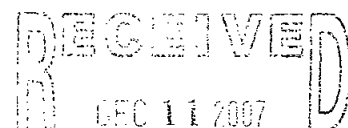
W-2 ☐ Furthermore, the exits, from the proposed area, funnel traffic onto Fuerte and Fuerte Farms, adding to the already heavy traffic west of Fuerte Farms on Fuerte Dr., which is where I live. As it is, we already have a hard time entering or leaving our driveway when children are being dropped off and picked up at Fuerte Elementary School. This project will just make matters worse.

W-3 ☐ To conclude, this project would be a detriment, not an asset, to this community. We are apposed to it.

Sincerely,


Raymond W. Ganzer & Cherie V. Ganzer

11380 Fuerte Dr.
Lot 24, Shadow Hills Unit #2
El Cajon, CA 92020



COUNTY OF PLANNING
AND LAND USE

12-10-97

Re: Proposed Fuerte Ranch Estates housing project; TM5343RPL, GPA 03-006, R03-017, LOG NO. 03-14-060

■ Supervisor Dianne Jacob

X-1 [Respectfully, we would like to disagree with the proposed Mitigated Negative Declaration as it stands. There are too many issues concerning the proposed development that have not been properly addressed. We request that a full Environmental Impact Report be undergone to answer these many concerns.

X-2 [Our specific concerns include the impact on the existing infrastructure of the existing community. There are huge traffic concerns with the Fuerte Elementary school, and the current homeowners who are already impacted during school pick up and drop off times, and any after school functions. There are safety issues with the children at the elementary school with the increased traffic in the area. There are concerns with increasing traffic on Fuerte Farms Road where many elderly people walk with their dogs during all times of the day and evening.

X-3 [There are always issues with availability of water which is always a scarce commodity, and existing sewage systems.

X-4 [Most importantly, we would also like to add that in light of the recent wildfires in San Diego County, there was much criticism about housing overbuilding, with too much density and the need to maintain a defensible space around your dwelling. To create a housing development this dense in an area adjacent to an open wildlife preserve is not only negligent, but is endangering the homes of the existing community. We need to learn something from our past experiences and use it to safeguard our county from having these disasters repeated.

Sincerely,

James and Jane Goggin
11521 Fuerte Farms Rd.
El Cajon, CA 92020

cc to Supervisor Dennis Jacob

Y

December 7, 2007
11977 Fuerte Drive
El Cajon, Ca92020

Re: Notice of intent to adopt a mitigated negative declaration, dated Nov. 8, 2007 TM
5343RPL3, GPA 03-006, R0317, LOG NO. 03-14-060 FUERTE RANCH ESTATES

Mr. Eric Gibson, Interim Director
Department of Planning and Land Use, County of San Diego
5201 Ruffin Road, suite B
San Diego, CA 921233-1666

Dear Mr. Gibson:

Y-1

We are amazed to find that the entire neighborhood has not been notified by letter about the current activity regarding the development of the Fuerte Drive Chicken Ranch development. It appears really odd that your department choose a legal notice in the newspaper to notify neighbors of such a major development that has long term traffic impact on a large area and a great amount of impact on the character of our immediate neighborhood. I have spoken with a number of my neighbors and friends and there is concern about multiple issues regarding this development.

Y-2

1. After looking at the map it appears to be out of character with the rest of the adjoining neighborhood. The density is a problem and does not fit in with the surroundings. Having back yard on the outer perimeter is not attractive or conducive to good neighbors.

Y-3

2. Why is an environmental impact report not required for a former chicken ranch property? There must be major concerns about what chemicals, natural and manufactured, are in that soil. We think there was a Health Department comment around 2004 about special concerns with this property in view of the proximity to the school. We have concerns about health hazards of a chicken ranch that sprayed regularly for larve, and flies, the burying on site of dead chickens and the possibility of a gas tank of some sort on the property. We feel there should be an environmental impact report on multiple issues, but the former chicken ranch operation on that land next to an elementary school makes it crucial.

Y-4

3. Sewer and water from Rancho San Diego is of concern to us. Will they then try to annex the property to Rancho San Diego?

Y-5

4. What park district are they thinking of paying "mitigation fee" to and why are they not required to provide their own open space? There were issues in the past with trying to tax neighboring parcels to the Damon Lane Park and along Fuerte Dr. for park fees to CSA 26 in the Rancho San Diego area. This is all very muddled and needs to be sorted out.

- Y-6 [5. Has law enforcement been consulted as to how thinly stretched they already are and if are they able to provide protection to the already existing area and a development of this size?
- Y-7 [6. Has the already over loaded fire district found they are able to increase their responsibilities to include this development? What kind of impact and oversight is going to be done to be sure these closely spaced homes will not become an additional hazard in event of a fire?
- Y-8 [7. Just how does one propose to evacuate this neighborhood in event of disaster, especially if there is a special event at the school? Damon lane is currently regularly blocked and Fuerte Farms takes the brunt of that. Please remember that Fuerte Farms is a neighborhood street that is not an appropriate road for lots of traffic. The school has redirected traffic, trying to protect children, so already school traffic is using Fuerte Farms. Just how much more can that street handle?
- Y-9 [8. What does the school district say about more children in a land locked school?
- Y-10 [9. Just where are you going to park busses, parents, teachers and visitors during the day on a regular basis? When will teachers, parents, busses, neighbors and visitors be able to pass safely through that area on Fuerte and the adjoining neighborhood? Fuerte School currently has major traffic problems that makes safety of the children and traffic an impending disaster on a daily basis. What will happen when they add all of those additional cars to the mix? This needs to be reviewed now, as it is currently a safety issue, before that many new houses are added to the mix.

We really have more questions but let us start with these before the planning commission makes a big mistake in our neighborhood. We do support reasonable development of this land.

Thank You,

Dr. and Mrs. E. Grubbs

cc. Supervisor Diane Jacob
Camille Passon

Dear Supervisor Jacob,
Thank you for your tireless
efforts on behalf of east
County. Lewis and Marcine

12/17/07

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: TM5343RPL³, GPA 03-006, R03-017
Log No. 03-14-060; Fuerte Ranch Estates

To whom it may concern,

Z-1 [It has come to our attention that this project represents in its *Negative Declaration* that there will be *NO* significant impact with regard to its traffic study.

We have second hand information from a reliable source that the study was done on a Saturday morning. We find it appalling that the contractor would hire a consultant to do a traffic study on such a high profile development that does not take Fuerte Elementary School in the next block over into consideration. This school already has safety issues with traffic flow.

Z-2 [We will only comment on one of the items that we feel warrants the highest inconsistencies of this report. The report states that only 27 vehicles will leave during peak AM hours. This number is disproportionably low. If there are 40 homes being built, at least 75% would have a major bread earner. That would start the sum of vehicular trips at 30. Add 50% (or 15) because of a 2nd bread earner and you have 45. If not the 2nd bread earner, consider the homemaker and or teenagers going to and from school, one way maybe 20 vehicles; and most likely two-way probably 40. So we have 3 different scenarios, all of which are more than the stated 27 trips and probably on the low side of probabilities:

- A. $30 + 15 = 45$
- B. $30 + 20 = 50$ or most likely the following
- C. $30 + 40 = 70$.

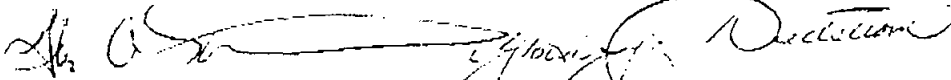
It doesn't take a rocket scientist to see that this hypothetical number of 27 is at least 100% low and most likely around 200% low. Multiply this exponential increase of 100% to 200% into the tributary intersections and the total report should become null and void.

Z-3 [Please consider that this development is within one block of Fuerte Elementary School which already has drop off traffic issues (i.e. blind tributary intersections, rolling hills, poor turn around and fast traffic.

The children's safety is already at risk. The addition of this magnitude increases their risk. We are taking the stand that this risk is unacceptable and we would be the first to advise the media should an actual accident happen, that the planning commission made a poor decision approving this development.

2-4 [Please consider denying this project at face value. At least request *a full Environmental Impact Report*. This is a flawed Negative Declaration. Please let common sense rule.

Sincerely,



Glen A. Hedstrom
11309 Meadow View Rd.
El Cajon, CA 92020

Gloria J. Hedstrom

Cc: Dianne Jacob
Supervisor, Second District

AA

12/17/07

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: TM5343RPL³, GPA 03-006, R03-017
Log No. 03-14-060; Fuerte Ranch Estates

To whom it may concern,

- AA-1 [It has come to our attention that this project is increasing the one home to 4 acres general plan (GP2020), to one home per ½ acre, which is a **700% increase**. We find this plan unacceptable compared to existing neighborhood standards.
- AA-2 [Unlike the proposed plan states, 12% of the proposed lots are less than half an acre (#26-30), and 25% of the lots are out of character with the frontage of 30 to 84 feet.
- AA-3 [We chose to live in this neighborhood because of its large lot sizes and rural feeling. This new project plan is offensive and encroaches on established residents. Precedence has been set with "**The Law of Detrimental Reliance**", and will leave us with little alternative should this project be approved.

Sincerely,



Glen A. Hedstrom
11309 Meadow View Rd.
El Cajon, CA 92020



Gloria J. Hedstrom

Cc: Dianne Jacob
Supervisor, Second District

RECEIVED
DEC 19 2007

DEPARTMENT OF PLANNING
AND LAND USE

BB

November 16, 2007

Dear Camille Passon,
Project Manager,

BB-1 [We are writing this letter to voice our concerns about the Fuerte Ranch Estates, Case Number TM 5343, GPA 03-006, R03-017, Log No. 03-14-060. We have lived one block west of the proposed development for approximately twenty-seven years. This neighborhood is very special in that it is a quiet and beautiful rural setting. Our lot and our immediate neighbor's lots are at least one acre. The idea of squeezing forty additional homes on the old chicken ranch is reprehensible. Forty homes would totally change the character of this neighborhood, and severely damage our quality of life. When I called on November 15, 2007, you said you were aware this development proposal had a well-documented history, so I will not go into detail. We want to have it on record that from the beginning, this neighborhood has been unanimously opposed to this project.

BB-2 [We know money is the driving force in our society. The government wants to broaden the tax base, and the developer wants to make as much money as possible, regardless of the negative effects on the citizens who live in this immediate area. Our governmental agencies are to serve and protect our way of life. This is a beautiful dream, We hope you plan to keep it alive. Please don't sell us out.

BB-3 [The Department of Planning and Land Use sent a letter to Neal Reynolds of Reynolds Communities dated January 30, 2004. In that letter, it appears that the Department was recommending a maximum of 20 to 26 residential lots. This is on pages 11 and 19. This seems like a reasonable compromise from the existing code.

BB-4 [Our real concern is that we received a letter dated November 8, 2007 that says the County of San Diego is proposing to adopt a Mitigated Negative Declaration. This Mitigated Negative Declaration is miles away from the reasonable compromise we thought the Department was after and it comes when there is an Interim Director and others that are new. The timing seems very suspicious to us. We would feel better if these were all permanent positioned employees who would feel the full responsibility for their decisions.

BB-5 [We have one question and two recommendations:
Is this project following the new fire abatement development design that was so effective during the last major fires?

BB-6 [We, recommend the Open Space Easement be made into a street which would connect the development to Calle Albara. This would offer an important fire escape route for residents, and reduce the response time and distance from the fire station to less than half. Secondly, we recommend there be no walls closing off this development.

Sincerely,

Jon and Maria Hughes
Jon and Maria Hughes

RECEIVED
NOV 19 2007

DEPARTMENT OF PLANNING
AND LAND USE

Phone: 619 741 9586

e-mail jkibbey@cox.net

Fax: 619 741 9586

cc

GERALD S. KIBBEY, INVESTMENTS

9947 Fuerte Dr

La Mesa, Ca. 91941.

ERIK Gibson

County Board of Supervisors

12/12/07

cc-1

This letter is to express our negative concern over the proposed residential subdivision at Fuerte Dr. and Damon Ln.

One concern is the intended 1/2 acre lots that would damage the integrity of the one acre neighborhood.

cc-2

The most negative feature, is the increase in traffic flow it would have on Fuerte Dr. towards I 8. Many of the owners and workers use Fuerte Dr. as a way of avoiding El Cajon, and instead of using highway 94, they use Fuerte Dr. for ingress and egress to their homes.

Fuerte Dr. is way too busy now, and, instead of adding to the flow, there should be some stop signs added.

Sincerely,

Gerald S. Kibbey
Gerald S. Kibbey



.....

D.D

December 14th, 2007

TO: Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

FROM: Theodore and Mary Larson
11601 Fuerte Drive
El Cajon Ca 92020

SUBJECT: Fuerte Ranch Estates, El Cajon Developer: Mike Reynolds
Proposed 27 Acre Site South of Fuerte Drive / East of Damon Lane

I have major concerns regarding the above referenced proposed project.

- DD-1
1. I and the majority of the surrounding neighbors were never officially notified via mail or otherwise about this proposed tract housing development. Apparently the developer, Mike Reynolds, decided to put an article in the San Diego Union Tribune instead of directly notifying the immediate community who will be most effected. I strongly advocate that this decision by Mr. Reynolds was extremely unacceptable and appears devious at best.
- DD-2
2. Mr. Reynolds was quoted as saying "It will be an asset for the community, it will bring property values up." Mr. Reynolds quote that his project will bring values up is merely another deception. A recent refinance of property located next door to my home included a \$25,000. depreciation of that property's value due to the current traffic volumes on Fuerte Drive. With this proposed project of adding 40 homes, it is obvious that traffic on Fuerte Drive will **increase** substantially, which will certainly effect future appraisals **negatively**, devaluing our properties even further. With approximately 3.2 cars per household this instantly increases daily activity by 120+ vehicles. According to County of San Diego Traffic Engineering staff, that increase plus the volume of traffic from Fuerte Elementary School will likely result in the future installation of a traffic signal at the intersection of Fuerte Drive and Damon Lane. This will be necessary to handle visibility problems along with other unsafe conditions created by the right of way improvements that the developer will have to install. Adding 40 new homes to our community will significantly impact traffic on Fuerte Drive especially near the school, creating the necessity for more crosswalks, protected turn pockets and lane drop merges to accommodate the flow of traffic at what was once a quiet, calm neighborhood intersection. Will the developer pay for a traffic signal now or in the future if this project is approved?

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DEC 21 2007

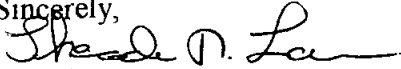
DEPARTMENT OF PLANNING
AND LAND USE

Fuerte Ranch Estates, El Cajon (contd)

DD-3

[Simply based on the fact that I don't feel this is the right fit for this one-acre neighborhood on an old narrow county road, I ask that you review all of Mr. Reynolds processes and plans and veto this project in its entirety.

Sincerely,



Theodore R. Larson

cc: Diane Jacobs

EE

Eldonna Lay

From: "Eldonna Lay" <eldonna-lay@cox.net>
To: <Dianne.Jacob@SDcounty.ca.gov>
Sent: Thursday, December 06, 2007 3:37 PM
Subject: Current Fuerte chicken ranch development

December 6, 2007

Supervisor Dianne Jacob
San Diego County Administration Building
1600 Pacific Highway, Room 335
San Diego, CA 92101

Re: Planning Departments GPA03-006, RO3-013, TM5343 former chicken ranch development

Dear Dianne,

Already, parental and bus traffic to and from Fuerte School twice a day disallows residents on both sides of Fuerte Drive from leaving or entering their driveways during the half-hour before and after during the beginning and ending of school.

EE-1
Hence you think that this only denies access to a couple of dozen families, it also blocks at least a thousand people in the hills behind and above both sides whose only access to Fuerte Drive is from Karen Way, Lorena, Damon Lane and Marcia from gaining entry to Fuerte Drive during a fire, or other emergency situation. Going back as far as the 1970s firestorm, long before Rancho San Diego was built, Chase Avenue and Fuerte were clogged with cars, trucks, horse trailers, and horses and mules. So, even 30 years ago Fuerte was overwhelmed with traffic blocking entry from side streets between then-Highway 80 to what is now Jamacha Road. The traffic disallowed entry from either direction to fire trucks and ambulances. During more recent fires, only the number of horses and horse trailers diminished – but they were replaced by much larger traffic from much SUVs, and bigger trucks, cars and vans.

So this isn't just those of us close to the school ... in an emergency it's about EVERYONE on Mt. Helix/Grossmont whose only escape route is Fuerte Drive.

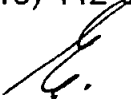
With the continuing growth of Rancho San Diego, the County Planning Department's newest plan also highlights their earlier attempt to put this portion of

12/6/2007

EE-2 [the Fuerte community on tax plans to pay for Rancho San Diego's sporting field and parks – all because in 1993 some RSD residents revolted against their own communities' legal requirement to be responsible for the taxes for installation and maintenance of their community facilities. Only alert Fuerte residents discovered an obscure mailing notifying us of the County's plan to include us in the Fuerte School area as taxpayers. hilariously, one RSD resident tried to assure us at a Planning meeting that we'd "learn to like having indoor toilets." Obviously, she'd never heard of septic systems (installed and maintained by individual home owners). So my hope is that you, Dianne, will protect the thousands of homeowners on Grossmont and Mt. Helix from being locked out of an escape route during firestorms and other catastrophes.

EE-3 [Incidentally, the proposed homes are NOT on half-acre lots: sidewalks, curbs and the footage between belong to the County, not residents.

Eldonna Lay
11377 Fuerte Drive
El Cajon, CA
(619) 442-8782



12/6/2007

FF

P.O. Box 633
La Mesa, CA 91944
Dec. 10, 2007

Dear Supervisor Jacob:

Ref: TM 5343RPL3,GPA03-006,R03-017, Log No.03-14-060, Fuerte Ranch Estates

FF-1 [Attached, please find a copy of a letter I have written to your San Diego County Department of Planning and Land Use. I am one of many members of this community who oppose this project as it is currently proposed. This project only adds to the traffic safety issue and noise that is already a major concern to

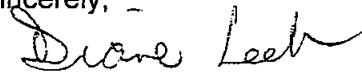
FF-2 [homeowners, pedestrians, school children, and drivers. In addition, a track-style, high-density housing development of this type has no place in our community, as our neighborhood consists of unique, custom homes on large one acre or larger parcels. Mr. Reynolds is only concerned with his profit and has no interest in maintaining our community character and safety on our streets. Please advise your Planning and Land Use employees to encourage a more environmentally aware developer to create a project of which we can all be proud. This particular

FF-3 [parcel has many opportunities to include open space areas, hiking trails, horse trails (yes, many of us have horses on our properties and would love to have a trail in our neighborhood!) and other recreation options that would truly benefit our community. Mr. Reynolds proposes none of this and has nothing more than a personal interest for his own profit. Also, as indicated in my letter to Mr. Gibson, I

FF-4 [have many questions regarding the direction and actions taken by the Department of Planning and Land Use and why the interests of a developer seem to take priority over the interests of the neighborhood taxpayers.

Thank you for your attention to this urgent matter.

Sincerely, -



Diane Lech, Homeowner

P.O. Box 633
La Mesa, CA 91944
Dec. 10, 2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666
Attn: Eric Gibson, Interim Director

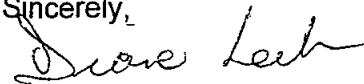
Ref: TM 5343RPL3, GPA 03-006,R03-017, Log No. 03-14-060, Fuerte Ranch Estates

Dear Mr. Gibson;

I am writing to express my firm opposition to your department's intent to adopt a mitigated negative declaration regarding the above mentioned project. I would like to know how your department has determined that this project, as currently proposed, will have little or no impact on traffic or neighborhood character when its findings are based on a flawed, inaccurate, and biased report. I would also like to know why the homeowners within 300 ft. of this project were not notified of your intent and, why no one from your department attended the Valle de Oro Planning Group meeting on Dec. 4 to answer questions from a very concerned public. In addition, I would also like to know the reason your department has decided to disregard the current 2020 Plan recommendation of one house per 4 acres for this neighborhood in order to accommodate the private interests of a developer. The taxpayers of our community have spoken out many times of the concerns with traffic and safety on Fuerte Drive, and it is inconceivable that your department can produce a report that indicates there will be no effect with a project of this high density. Mr. Gibson, I suggest you verify the credentials, competency, and character of your county planners for whose salaries my tax dollars are being used for.

Thank you for your prompt response to my questions and concerns.

Sincerely,



Diane Lech, Homeowner

CC: Camille Passon
Dianne Jacob

66

P.O. Box 633
La Mesa, CA 91944
Dec. 10, 2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666
Attn: Eric Gibson, Interim Director

Ref: TM 5343RPL3, GPA 03-006, R03-017, Log No. 03-14-060, Fuerte Ranch Estates

Dear Mr. Gibson;

66-1

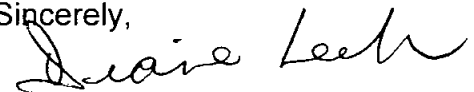
66-2

66-3

I am writing to express my firm opposition to your department's intent to adopt a mitigated negative declaration regarding the above mentioned project. I would like to know how your department has determined that this project, as currently proposed, will have little or no impact on traffic or neighborhood character when its findings are based on a flawed, inaccurate, and biased report. I would also like to know why the homeowners within 300 ft. of this project were not notified of your intent and, why no one from your department attended the Valle de Oro Planning Group meeting on Dec. 4 to answer questions from a very concerned public. In addition, I would also like to know the reason your department has decided to disregard the current 2020 Plan recommendation of one house per 4 acres for this neighborhood in order to accommodate the private interests of a developer. The taxpayers of our community have spoken out many times of the concerns with traffic and safety on Fuerte Drive, and it is inconceivable that your department can produce a report that indicates there will be no effect with a project of this high density. Mr. Gibson, I suggest you verify the credentials, competency, and character of your county planners for whose salaries my tax dollars are being used for.

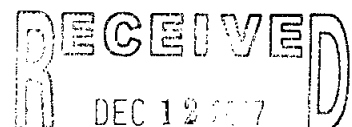
Thank you for your prompt response to my questions and concerns.

Sincerely,



Diane Lech, Homeowner

CC: Camille Passon
Dianne Jacob



DEPARTMENT OF PLANNING
AND LAND USE

HH

December 20, 2007

County of San Diego

Re: Fuerte Ranch Estates, TM 5343RPL, GPA 03-006, R03-017, Log 03-14-060

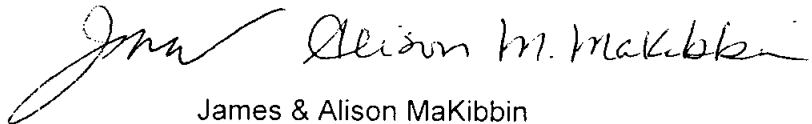
HH-1 [We live at 11507 Oralane Drive, the corner of Oralane Drive and Fuerte Farms Road. We are opposed to the Fuerte Ranch Estates project for several reasons, including a detrimental increase in traffic and noise, and the incompatibility of the project with the character of the existing neighborhood.

HH-2 [We purchased our home in 1989 because of the quiet, semi-rural character of the neighborhood. We chose not to purchase other similar homes in the Mt. Helix area due to their location on busy streets. The entrance and exit of the project onto Fuerte Farms Road will greatly increase the traffic flow and noise adjacent to our home.

HH-3 [In addition, the construction of two-story Spanish style homes on small lots is completely out of character with the nature of semi-rural, single story "ranch-type" houses on large lots that will surround the site.

We urge the disapproval of this project.

Sincerely,



James & Alison MaKibbin
11507 Oralane Drive
El Cajon, CA 92020

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DEC 21 2007

DEPARTMENT OF PLANNING
AND LAND USE

II

Medina

P.O. Box 704, Spring Valley, CA 91976 Phone (619) 447-8879 Fax (619) 447-0520

December 18, 2007

Department of Land Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123
Attn: Eric Gibson
Camille Passon

RE: Fuerte Ranch Estates; TM 5343RPL, GPA 03-006, RO3-017, Log No. 03-14-060

The following are issues concerning the above referenced proposed development in the Fuerte community. Please be aware of the following concerns:

II-1

1. TRAFFIC: We question the validity of the traffic count reported by the developer. What time of year and what time of day and from what locations were the counts made? Further more, what year was this data collected? These numbers are so utterly unrealistic they must not be current. Traffic lights will be required for reasonable access to Fuerte Drive from Damon Lane or Fuerte Farms Rd. The added traffic coming from Fuerte Ranch Estates will increase the danger to children walking to and from Fuerte Elementry on these rural roads with no sidewalks.

II-2

2. VIEWS: Across from the homes south of Fuerte Farms approximately 3 to 4 acres of the Hooper Ranch land has not been used for farm operation in the thirty-three years we have lived here. We have had the view of green grasses in the rainy years and golden meadow in the dry ones. There have been migrating birds, Cooper's Hawk, Barn Owls, rabbits' coyote and others we can't identify. What this development proposes is to change this view to one of backyard fences or to a view of a 12 to 16 ft. embankment. One has only to look at the maintenance of the banks in the Reynold's developments in Rancho San Diego to see how ugly they can become. Please note the enclosed photos of the view from our home.

II-3

3. STORMWATER: Various government entities have programs and regulations controlling stormwater; watershed protection, discharge control, SWPPP and others. The county concerns itself with and establishes "requirements for the management of stormwater flows from developing projects, both to prevent erosion and protect and enhance existing water-dependent habitats." (County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance) The developer plans to build high slopes along Damon Lane

Can't
II-3

where rainwater crosses the lower southwest corner of the Hooper Chicken ranch seeping into the water table and eventually flowing into the creeks in the Damon Lane Preserve. Damon Lane drops to a low point at 4410 Damon Lane and rises again at the entrance to "Damon Lane Park." If these slopes are built, the obstruction of the natural flow will trap the rainwater at this low spot in the road, causing possible flooding and damage to leach fields. These high slopes will also disrupt the flow of air, slowing evaporation and causing mold. Heightening concern is the fact that a dead bird found in our neighborhood tested positive for West Niles Virus. The various government agencies regulating storm water need to look more closely at the Reynold's project proposal. Developers should not be able to destroy the livability of the existing homes it abuts. Please note the enclosed photos taken during and after the gentle rain on the weekend of December 8th. THE ISSUE OF STORMWATER MANAGEMENT ON DAMON LANE MUST BE ADDRESSED.

II-4

4. PARKS AND OPEN SPACE: The Mitigated Negative declaration posits that the developer need not provide any open space. The reasoning is that it won't impact parks and it is not a biologically-viable preserve. This is not the case. Before someone decided to name the park south of the development, Damon Lane Park, it was originally considered to be the Damon Lane Preserve. Its purpose was to protect native habitat. There are no park benches or recreational equipment. It is a wild preserve with trails, areas of steep terrain and overgrown vegetation. There are no public parks available. Without open space within the project and with the density proposed, where are the children from the new development to play – in the preserve? That would be a dangerous and unfortunate outcome for the preserve and the children.

II-5

There are so many unanswered questions raised and inappropriate declarations made in the "Findings of Conformance Multiple Species Conservation Program for Fuerte Ranch Estates" and other reports that there can be no doubt that an EIR is certainly required.

II-6

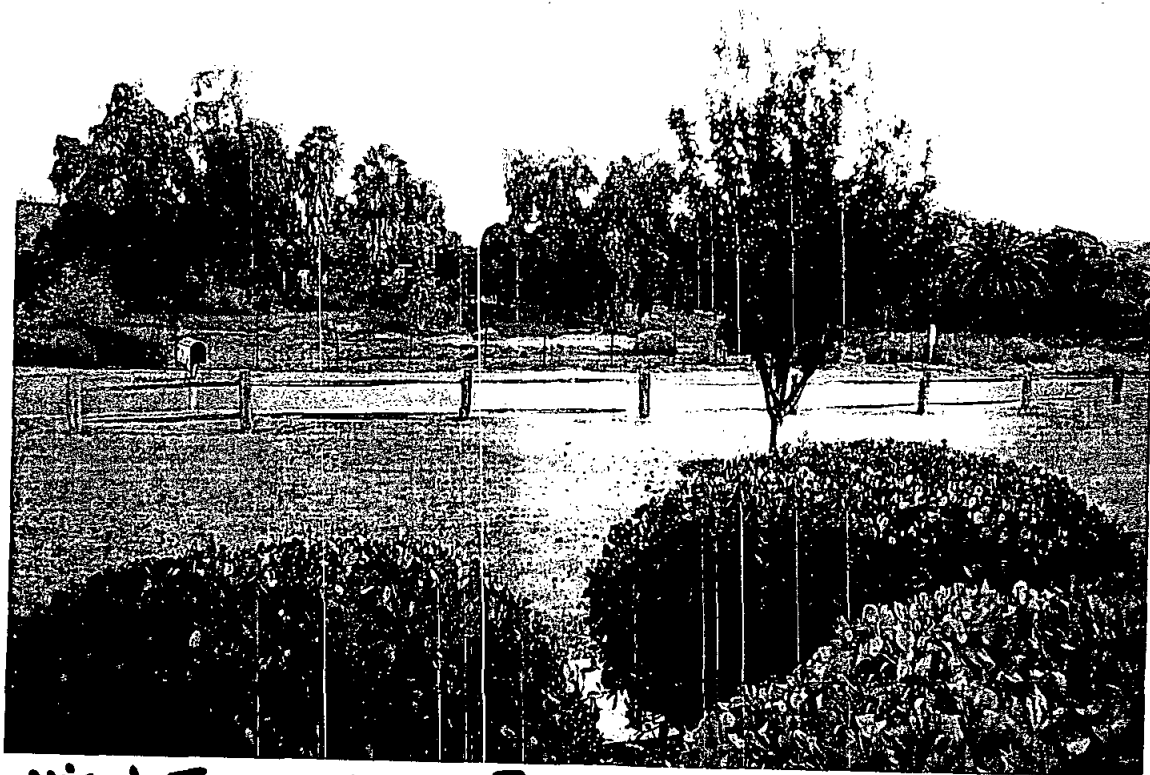
Diesel fuel tanks, pesticides (some now outlawed), dead chicken pits, are a few of the dangerous elements that impact the soil. No one wants a repeat of Chollas Creek with children paying the price later in life. Some remember the alarming numbers of cancers developing in the children raised in the Chollas development built on the old dump site.

II-7

Furthermore, the density of Fuerte Ranch Estates is out of character with the community. The Valley De Oro Community Planning Group is right. A 700% increase in density is too great. Please use available tools such as an EIR and a current traffic count to give the planners more accurate information to formulate their decisions.

Respectfully,
Jim and Diana Medina
4406 Damon Lane
El Cajon, CA 92020

cc: Supervisor Dianne Jacob
encl: 3



View From 4406 Damon Lane



View South on Damon Lane



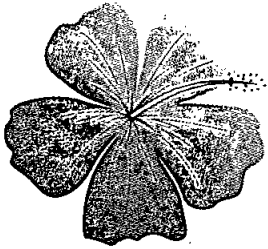
Rainwater Pooling at lowspot at 4410 Damin Lane



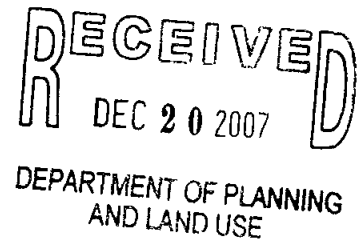


Rain water Flow across Chicken Ranch





Carolle Jean-Murat, MD
10039 Fuerte Drive
La Mesa, CA 91941
Tel: 619-741-7261



December 19, 2007

Erik Gibson
Interim Director
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

**RE: TM 5343RPL3, GPA 03-006, RO3-017, LOG No. 03-14-060
Fuerte Ranch Estates**

Dear Mr. Gibson:

JJ-1 [This letter is to let you know that I strongly oppose the **Fuerte Ranch Estates** project with its plan to build 40 homes in the old Chicken Ranch area.

When I moved to **Mount Helix** in 1988 I did so because of its quaint, rural atmosphere. Over the years, **Fuerte Drive**, the main thoroughfare, as been converted as a major expressway. We have speed data ranging from 45 miles per hour to 79.9 miles per hour, cars coming out of their driveways, pedestrians and bicyclists are unable to safely access Fuerte Drive. There are also on record numerous car accidents and property damages – **including mine**, due to speeding. The noise factor as well as the pollution caused by too many cars is causing major stresses in our lives.

JJ-2 [Promises such as building the ramps from **94 West freeway** to the **125 freeway**, to proceed to the **8 freeway**, were not kept. In the meantime, large expansion such as the Rancho San Diego community occurred. It is a fact that those who leave in some east county communities such as **Jamul** prefer to travel through **Fuerte Drive** to get to the **8 Freeway** because it is *much easier*.

JJ-3 [I have been working for the past two years with other members in our Mount Helix community through our *Fuerte Action Now* (FAN) and with County Supervisor Diane Jacob in order to reduce traffic and increase safety on Fuerte Drive.

These efforts include having residents in our community to take the pledge "*Max 35 on Fuerte Drive*," the placement of two slow down devices, and encouraging CHP enforcement. These efforts resulted only in a slight reduction of the existing problem.

Allowing the building of even more homes through the **Fuerte Ranch Estates** project can only exacerbate the problem and making it unbearable for those who chose to live in this community.

I am again voicing my strong opposition to this project.

Sincerely,

Carolle Jean-Murat, MD

KK

December 7, 2007

Supervisor Dianne Jacob
County Administration Center
1600 Pacific Highway
San Diego, CA 92101

SUBJECT: Notification - TM 5343 RPL, GPA 03-006, R03-017, Log No. 03-14-060, Fuerte Ranch Estates

KK-1

The Valle De Oro Planning Committee recently held a public meeting to disseminate the status of the proposed Fuerte Ranch Estates project. Neither I nor any of my neighbors living within 300 feet of this project received notification from the County for the meeting. I found this to be uncharacteristic since for the past 4 years the County had provided written notification to residents.

Why has the County chosen to discontinue this notification process?

Sincerely,

Lori M. Myers

Lori M. Myers
1724 Monte Vista Road
El Cajon, CA 92020
Myers.lori@cox.net

124

December 7, 2007

Camille Passon, Project Manager
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

SUBJECT: Notification - TM 5343 RPL, GPA 03-006, R03-017, Log No. 03-14-060, Fuerte Ranch Estates

u-1 [It is my understanding that when a public meeting is scheduled to discuss a new development project, the County notifies in writing, the residents who live within 300 feet of the proposed development. I share a property line with this proposed project - well within the 300 foot demarcation. Over the past 4 years I have received written notifications from the County. Why am I not now being notified?

I am submitting my request that I receive written notification of any future meetings regarding the Fuerte Ranch Estates project.

Sincerely,

Lori M. Myers

Lori M. Myers
1724 Monte Vista Road
El Cajon, CA 92020
Myers.lori@cox.net

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DEPT. OF PLANNING AND LAND USE

MM

December 9, 2007

Camille Passon, Project Manager
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

SUBJECT: Traffic Mitigation - TM 5343 RPL, GPA 03-006, R03-017, Log
No. 03-14-060, Fuerte Ranch Estates

MM-1
The CEQA Study indicates that the impact of the Fuerte Ranch Estates project on traffic will need to be mitigated. I've read the entire CEQA Study and I did not find any information detailing the specific traffic problems nor how these problems are going to be addressed.

Without these details, how did you arrive at the determination of "Less than Significant With Mitigation Incorporated"?

These additional questions concern me and I feel they should be addressed in the CEQA Study:

What traffic problems have been identified?

How will each of these problems be addressed?

What actions will be taken and by whom?

Sincerely,

Lori M. Myers

Lori M. Myers
1724 Monte Vista Road
El Cajon, CA 92020
Myers.lori@cox.net

Distribution: 2nd District Supervisor Dianne S. Jacob

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DEPARTMENT OF PLANNING
AND LAND USE

NN

December 16, 2007

Supervisor Dianne Jacob
County Administration Center
1600 Pacific Highway
San Diego, CA 92101

SUBJECT: Project Compatibility - TM 5343 RPL, GPA 03-006, R03-017,
Log No. 03-14-060, Fuerte Ranch Estates

NN-1

The premise that the proposed Fuerte Ranch Estates lot size and design are virtually identical with the surrounding neighborhood is used to declare the project's impact to the community as "Less Than Significant Impact" for the 'Aesthetics', 'Land Use And Planning' and 'Population And Housing' sections of the CEQA Study. This premise is erroneous, thus the assessments are erroneous. Let me explain ...

NN-2

The surrounding neighborhood is semi-rural with no sidewalks, no streetlights, and each home's lot design and size accommodates the use of a septic system. Additionally, the natural topography of the area has been preserved and the homes are predominantly single-story estate residences on large lots.

Conversely, the Fuerte Ranch Estates lot size and design mandates that sidewalks and streetlights be installed. Septic systems cannot be used so a sewer system needs to be incorporated into the area for this project alone. The CEQA Study tells us there is to be 100,000 cubic yards of excavation and embankment. The maps indicate the entire perimeter of the project will be built-up and retaining walls will be erected throughout the site.

NN-3

There is nothing about this project that is identical to our neighborhood. The existing flat and open views we have now will be replaced with man-made embankments. The lot size and design chosen for this project prevents this development from blending in with the surrounding neighborhood. Nowhere in the Mt. Helix community will you find any 40 homes enclosed by fencing. The requested Re-Zoning is at the core of this problem; it is counter to the guidance provided by GP2020 and the Valle De Oro Community Plan. Clearly,

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DEPARTMENT OF PLANNING
AND LAND USE

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HN-3

this project will have a significant impact to the visual character and quality of our neighborhood. An Environmental Impact Report (EIR) is needed.

Sincerely,

Lori M. Myers

Lori M. Myers
1724 Monte Vista Road
El Cajon, CA 92020
Myers.lori@cox.net

Distribution: Camille Passon, DPLU Project Manager

December 17, 2007

Mr. Adam Wilson
County Administration Center
1600 Pacific Highway, Room 335
San Diego, CA 92101-2470

SUBJECT: Hydrology/Drainage Study - TM 5343 RPL, GPA 03-006, R03-017, Log No. 03-14-060, Fuerte Ranch Estates

00-1

The Hydrology/Drainage Study for the Fuerte Ranch Estates proposed development, incorrectly characterizes the drainage of my property (APN 498-153-08) and the "receiving flow" of the proposed BASIN EX-6. My property, which is contiguous with the project site, has the same north to south slope. Water naturally drains from my property to the project site all along the shared property line. The maps incorrectly indicate that my property drains to the proposed BASIN EX-6 location.

00-2

What is of major concern to me is that the portion of the site adjoining my property is to be built-up and retaining walls constructed. This change in topography will alter the existing drainage of my property. Has it been determined how this is this going to be addressed?

00-3

Finally, I mentioned that the "receiving flow" of BASIN EX-6 is incorrectly specified. Only the runoff of Paseo Fuerte Rd and portions of Monte Vista Rd drain to BASIN EX-6. The 55.5 acres east of Fuerte Drive, referred to in the study, drain to BASIN EX-1.

00-4

I hope the information provided above will prompt further investigation before any decisions are made regarding the Fuerte Ranch Estates development.

Sincerely,
Lori M. Myers
Lori M. Myers
1724 Monte Vista Road
El Cajon, CA 92020

myers.lori@cox.net

Distribution: Camille Passon, DPLU Project Manager

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DEPARTMENT OF PLANNING
AND LAND USE

PP

December 18, 2007

Mr. Adam Wilson
County Administration Center
1600 Pacific Highway, Room 335
San Diego, CA 92101-2470

SUBJECT: Air Quality - TM 5343 RPL, GPA 03-006, R03-017, Log No. 03-14-060, Fuerte Ranch Estates

PP-1

I find the information provided in the Air Quality section of the CEQA Study to be ambiguous. It tells us what substances 'might' or 'could' be present. Why does it not tell us 'what' is present? Does this 70+ year old chicken ranch provide other unique challenges? Perhaps asbestos? Or lead? Has it been determined how trash disposal has been managed at the site?

PP-2

My property is contiguous with the project site. Whatever particles get dispersed will settle all over my home and property. Of special concern to me are my garden and fruit trees which provide food for me and others. The presence of the 8' wall erected for noise mitigation will not provide sufficient protection. Can anyone tell me exactly what particulate matter will be getting circulated during the grading of this project? What precautions, if any, need to be taken by the neighborhood residents for protection?

PP-3

My concerns expanded when I discovered that none of the online documents I viewed mentioned the existence and impact of the buried diesel tank, "chicken pits", and the past practice of spraying the soil with diesel fuel, pesticides, and larvacides. The evaluation of these site-specific hazards needs to be included in the analysis of the project's impact to the neighborhood.

Sincerely,

Lori M. Myers

Lori M. Myers

myers.lori@cox.net

1724 Monte Vista Road
El Cajon, CA 92020

Distribution: Camille Passon, DPLU Project Manager

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DEC 21 2007

DEPARTMENT OF PLANNING
AND LAND USE

QQ

Margaret and Vincent O'Hara
10037 Fuerte Drive
La Mesa, CA 91941

December 18, 2007

Erik Gibson
Interim Director
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

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DEPARTMENT OF PLANNING
AND LAND USE

RE: **Fuerte Ranch Estates project**
TM 5343RPL3, GPA 03-006, RO3-017, LOG No. 03-14-060

Dear Mr. Gibson:

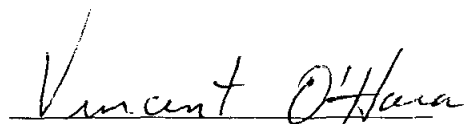
Please be advised that we strongly oppose the **Fuerte Ranch Estates** project with its plan to build 40 homes in the old Chicken Ranch area.

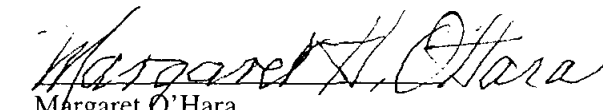
We moved to our house in Mount Helix looking for peace and serenity. The constantly growing traffic and speeding cars not only make it difficult for us to go for our morning walks, it makes it more and more difficult to exit from our driveway into Fuerte Drive.

Allowing the building of even more homes through the **Fuerte Ranch Estates** project can only exacerbate the problem and making it unbearable for those who chose to live in this community.

We are again voicing my strong opposition to this project.

Sincerely,


Vincent O'Hara


Margaret O'Hara

QQ-1

RR

Dec. 18, 2007
11525 Fuerte Farms Rd.
El Cajon, Ca 92020

County of San Diego
DPLU, 5201 Ruffin Road, Suite B
San Diego, Ca 92123

Eric Gibson, Interim Director

3

TM5343RPL , GPA 03-006, R03-017, Log No. 03-14-060; Fuerte Ranch Estates

RR-1

I believe that the Notice of Intent to Adopt a Mitigated Negative Declaration for this project should be declared null and void because the Fuerte School Community was not adequately notified of the public review period. There was a one-day announcement in the San Diego Union-Tribune Legal Notices on November 8, the starting date of the review period. How could anyone know to refer to page F4 of the Classifieds to find a notice of this significant neighborhood issue?

RR-2

DPLU was invited to send a representative to the December 4 meeting of the Valle de Oro planning group to discuss the proposal. According to the December 6 issue of the San Diego Union-Tribune, about seventy five people attended the meeting. DPLU was not there to answer questions.

RR-3

Timing for public review leaves a lot to be desired, coming as it does, including the Thanksgiving holiday and just before Christmas. Also questionable is that the Public Notice came out after the departure of DPLU Director, Gary Pryor and Stella Caldwell, Project Manager, Regulatory Planning Division. What additional DPLU changes may have affected this project?

Sincerely yours,

Art Patoff
Art Patoff

cc: Supervisor Dianne Jacob, Camille Passon, Planner

45

Passon, Camille

From: Lynn Patoff [lpatoff@sbcglobal.net]
Sent: Tuesday, November 13, 2007 11:36 AM
To: Passon, Camille
Cc: Wilson, Adam; Gibson, Eric
Subject: RE: Fuerte Ranch Estates

45-1

Fuerte Ranch Estates will impact the Fuerte Community, and as such it would appear that the County would show more transparency than a justification that a legal notice in the newspaper is enough to inform people that a Mitigated Negative Declaration is up for review. That might be the law, but who reads the legal notices in the paper, Some people no longer take the paper but get their news online.

45-2

What transpired in 2003 does not pertain to this recent document four years later when it is available for public review now. How could anyone in the county expect the public to respond if community people were not notified. County communication was inadequate, and people have a right to know. If I had not received the notice we would all be sitting here totally uninformed.

Lynn Patoff

"Passon, Camille" <Camille.Passon@sdcounty.ca.gov> wrote:

Dear Ms. Patoff,

The County of San Diego's procedure for informing the community of the availability of documents for public review is through a notice in the newspaper in compliance with the California Environmental Quality Act (CEQA). In addition, in 2003, residents within 300 feet of this project received notice that an application for a Tentative Map, General Plan Amendment, and Rezone was submitted. At that time, the County received letters from some neighbors identifying their concerns and requesting to be added to a list of interested persons. Those people are mailed the Notice of Intent to Adopt a Mitigated Negative Declaration once the project reaches the public review stage. The normal review period for a Mitigated Negative Declaration pursuant to CEQA is 30 days. However, because this project includes a General Plan Amendment, the review period in this case is 45 days. After the County reviews and responds to public comments on the environmental document, the project will be docketed for a public hearing. Residents within 300 feet of the project site will receive notice of the public hearings and members of the public are welcome to speak at these hearings. This project requires a recommendation from the Planning Commission and a final decision from the Board of Supervisors.

Feel free to contact me with any further questions and provide me with any comments that you or your neighbors have on this project. Thank you.

Camille Passon
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123
(858) 694-2982

From: Lynn Patoff [mailto:lpatoff@sbcglobal.net]
Sent: Monday, November 12, 2007 10:46 AM
To: Gibson, Eric; Passon, Camille
Cc: Jacob, Dianne
Subject: Fuerte Ranch Estates

11/21/2007

On November 6, I received from DPLU a notice to adopt a mitigated negative declaration in regard to the Fuerte Ranch Estates located on Fuerte Drive. After contact with the neighbors, we found that no others had been contacted. It is now November 12. We copied the flier, and Art has walked door to door in order that the community will know that the project is moving forward. With a minimum amount of days to respond and a decision to move forward during the holiday period, it seems unacceptable that the community was not informed, since this proposal would change the community forever.

Lynn Patoff

TJ

Passon, Camille

From: Sinsay, Edwin M
Sent: Thursday, November 29, 2007 8:06 AM
To: Passon, Camille
Subject: FW: FW: Fuerte Estates - lighting question

Camille,

FYI.

Ed

From: Lynn Patoff [mailto:lpatoff@sbcglobal.net]
Sent: Wednesday, November 28, 2007 3:58 PM
To: Sinsay, Edwin M
Subject: Re: FW: Fuerte Estates - lighting question

TJ I think that you have explained this for me. I live directly across the street from this project at the corner of Damon Lane and Fuerte Farms Road. I have lived here 42 years. The Fuerte area has no street lighting. People who have a light on a pole pay for it individually with SDG& E. So it was very unclear why the county was paying for lights in the proposed development. I believe residents out here have a right to understand everything on this project as we are the ones that will be affected by lights, traffic, and density and the change in our environment.

Lynn Patoff

"Sinsay, Edwin M" <Edwin.Sinsay@sdcounty.ca.gov> wrote:

Ms. Patoff,

My name is Ed Sinsay and I am a project manager with the Department of Public Works. If I can try to explain the situation: The street lights will be maintained by the County of San Diego. The administration of the maintenance will be handled by the Special Districts Section of the Department of Public Works. CSAs are also administered by Special Districts but for this case since the project is proposing public roads the street lights will be installed in the public right-of-way and maintained by the County. I don't know who else you have contacted (as mentioned in your email below). If you provide me with your telephone number I can discuss this further with you.

Regards,

Ed Sinsay, Project Manager
 Department of Public Works

From: Lynn Patoff [mailto:lpatoff@sbcglobal.net]
Sent: Wednesday, November 21, 2007 1:29 PM
To: Passon, Camille
Subject: Fuerte Estates

I was very confused by your response to my inquiry in regard to CSA. I know what a CSA is but do not know what you mean by a CSA group, nor does anyone else I have contacted. Who is the public maintaining the lights? In developments this size it is usually a maintenance district,

11/29/2007

Home Owners Association etc. I am asking these questions because two years ago a dept of the county tried to include the Fuerte area into a maintenance district to which we didn't belong. This looks like a community within a community and separating the existing community. There seem to be a lot of unknowns as I have been reading the project. There are many things just not addressed.

I have also been informed that there is a document called *Conditions of Approval* but it may be too soon for it to exist. It is in regard to the final map.

Lynn Patoff

uu

uu-1

Fuerte Ranch Estates was rejected four years ago by the local planning group, Valle de Oro, the Grossmont Mt. Helix Association, and the Fuerte community. The Mitigated Negative Declaration appears to be as ill conceived as before. There is no similarity between Fuerte Ranch Estates and the character and environment of the Fuerte area of Mt. Helix.

TRAFFIC

uu-2

Traffic conditions and safety hazards are totally underestimated around Fuerte School. Traffic and parking cannot be mitigated now in the community. School traffic and parking are not only at pick up and drop off hours, as implied in the declaration, but also during school programs, open houses, back to school night, parent-teacher conferences, PTA meetings, evening social events and all the things that elementary schools do with active parental involvement. There are many situations now when it is difficult to get in and out of the community and in and out of driveways. It would be impossible for service vehicles to enter the streets and the community could never be evacuated during special events at the school. Fuerte Farms Road is not a collector road, but realistically, opening Fuerte Farms will open the traffic to Fuerte Farms to avoid school traffic on Damon Lane and Fuerte Drive. This is unacceptable. The project is too dense to use Fuerte Farms and Damon Lane. An appropriate design for the environment would be to cut the density in half or less, homes have frontage on Damon Lane with no opening on Fuerte Farms, and put the other homes on larger lots for the opening on Fuerte Drive. This is the only solution to the congestion and to the appropriate character of the community.

LOT SIZE

uu-3

Lot size is unreasonable without adequate infrastructure. Lot size on Calle Abarra in Rancho San Diego on the south is irrelevant, because these are two separate communities with no access to each other. The land mass of the ranch is south of Fuerte Drive and east of Damon Lane where the contiguous properties are an acre or more. The Carol Hills development west of Damon Lane was developed in the sixties and lot sizes are varied from over a half acre to an acre. They average to about seven tenths of an acre. Shadow Hills on the north side of Fuerte Drive was also developed in the sixties and has half acre lots, but both Carol Hills and Shadow Hills were developed when there was adequate infrastructure and very little development to the east. The children could walk to school with little traffic. It is 2007, so it is unreasonable to compare lot sizes, but more reasonable for the size and number of lots to fit the present infrastructure now and not further impact and congest the community. The safety at the school and community is first and foremost.

PARKS

Ull-4 The declaration said that the project would impact parks and recreational facilities, but the Fuerte area has no parks and recreational facilities. Even though there are no parks or recreational facilities, the developer was allowed to pay park fees to assist out of area parks in order to avoid open space and squeeze in more density. Looking at the preliminary map, it appears that the southern boundary next to Damon Lane Park, which is part of Rancho San Diego, will be graded with slopes. Damon Lane Park is an undeveloped preserve, and can be a fire hazard to the neighborhood if it is not visible to residents to see who goes in at night to party in there. Putting slopes on the southern perimeter will simply make it more hidden at night. The County Park District has a record of the problems associated to Damon Lane Park. There should be no slopes to block any visibility to the residents on Damon Lane as that is an entrance.

DRAINAGE

Ull-5 Off site drainage seemed inadequately addressed and should be investigated further. The hills drain above ground and underground going to the stream. In the hydrology study it suggested that Damon Lane had adequate drainage which is not true. Damon Lane floods with even light rain and ponds during heavy rains. It drains to a low spot and crosses into the chicken ranch through the proposed project lots thirteen and fourteen. That is the only way the street can drain without backing up and possibly going onto our properties and possibly effecting leach fields. The preliminary map shows high slopes to be made on the perimeter where the drainage flows into the ranch, which will completely block drainage on Damon Lane. This is again a density issue trying to squeeze too many properties into a drainage basin to suit the project but to ignore conditions of already existing problems in the surrounding neighborhood. Water and drainage is a critical issue out here in heavy rains because of the hills. This is significant.

AESTHETICS

Ull-6 The project changes the topography of the land enclosing it on the perimeter with manufactured slopes. This is not the environment in the area. The declaration said the land is relatively flat which it is, so we do have views to the mountains. We will face manufactured slopes and our views will be blocked, and with lighting we will face an orange glow at night. This is not the character of the area. This is making a separate enclave inside a community. There has been no development of this nature in the area. There are no sidewalks and lighting in the area. It is semi rural with custom homes. To me it is the tract density proposed in a drainage basin which is changing the topography and the negative aesthetics to the surrounding neighborhoods.

SOIL

UU-7
I have lived on the corner of Fuerte Farms and Danon Lane for forty two years, and I am directly across the street from the ranch. The ranch was a poultry ranch, not a nursery with greenhouses as one report in CEQA stated. This is a very old poultry ranch. Insecticides and larvacides have been used for years to control the fly population. There is an underground gasoline tank and there are chicken pits which is common knowledge out here. I think soil was inadequately addressed and should require an EIR before any grading takes place. No eight and a half plywood wall is going to keep dust from going to nearby areas, and it is important for us to know exactly to what we will be exposed. Besides residences there is a primary elementary school playground and a day care center across Damon Lane and contiguous properties on Monte Vista Road. A "could be" in the soil statement in the declaration is just not good enough. It should be a "known" so we will know if there are any health hazards and who is liable if there are. It would be interesting to compare the proposal to developments of other ranches, such as the large one in San Marcos, which might reveal more accurate knowledge of the soil.

UU-8
In summary this is adverse to the character of the Fuerte community. I think there are questionable variables to require an EIR. A development should fit into the community, not impact a community to the density of the developer. I have watched County TV Board of Supervisors' meetings where a developer and the local planning group, and the community have all worked together for the satisfaction of all. This did not happen with Fuerte Ranch Estates. Except for Valle de Oro nobody has worked with the community or listened to the community. I think the planning department was irresponsible to use a one day legal notice in the newspaper to inform the community. That may be legal, but it certainly made a consensus in the community that it was a hidden agenda, especially during the holiday season when everyone is very busy. Because I live here much of what is checked as insignificant is so contradictory to what I know. This will adversely change our community forever.

Lynn Patoff
11525 Fuerte Farms Road
El Cajon, Ca 92020

December 13, 2007

cc: Supervisor Dianne Jacob, Camille Passon

VV

December 18, 2007

Camille Passon, Planner
Department of Planning & Land Use
5201 Ruffin Road
San Diego, Ca 92123-1666

Re: TM 5343R.PL, GPA 03-006, R03-017; Fuerte Ranch Estates

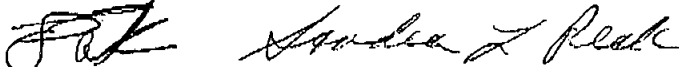
We are writing to express our opposition to the Mitigated Negative Declaration for the Fuerte Ranch Estates as prepared. Our objections are:

- VV-1 [1. This declaration failed to address the potential carcinogenic health hazard from ground contamination by petroleum bi-products, i.e. underground fuel storage tanks and decades of pesticide use that has been acknowledged by the County of San Diego Health Department.
- VV-2 [2. There was no mention of the potential need for access through the County's open space nature park by the development for sewer lines, or the subsequent negative impact to the park environment.
- VV-3 [3. Though you may find an occasional 0.5 acre home site in this area, the overall density of forty (40) lots on a 27.26 acre site is completely inconsistent with the Mt. Helix Community to the west, north, and east of the proposed development. This density is consistent only with the Rancho San Diego Community to the south, and may be better suited for that community.
- VV-4 [4. Creating an artificial sixteen (16) foot high slope is completely incongruent with the area. No other lots in the area significantly changed the topography of the land to accommodate a dwelling.
- VV-5 [5. Homeowners of the development would be required to have vehicular traffic restricted by a County ordinance to ensure travel times and directions be consistent with the information provide in this declaration. (The traffic statistics were fabricated to meet the development needs.)

Page 2 of 2
December 18, 2007
Camilla Passon, Planner

VV-6 [We questioned not only the integrity of the Mitigated Negative Declaration, but also the process that allows a development of this magnitude and significance to be fast tracked in opposition to recommendations from the Valley De Oro Community Planning Group. In addition, when the project was assigned to an outside planning contractor for process and review it appeared to us that the County was limiting its' exposure to this development, which is widely objected to by our community.

VV-7 [We strongly urge that before the County gives any further consideration to this development an Environmental Impact Report be prepared which addresses all the issues identified by the community of Mt. Helix. Under no circumstance should consideration be given to any development that is not consistent with the County of San Diego's current residential plan of one house per two (2) acres.



Thomas E. Peck and Sandra L. Peck
11524 Fuerte Farms Road
El Cajon, CA 92020

CC: County Supervisor Diane Jacobs
Fax: (619) 696-7253

ROBERT E. PERRY

WW

Residence: 619-442-6215
Perry92020@yahoo.com

11883 Fuerte Drive
El Cajon, CA 92020

December 4, 2007

Ms. Stella Caldwell, County of San Diego
Dept. of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Subject: TM5343RPL³ GPA 03-006, RO3-017, LOG NO. 03-14-060 FUERTE
RANCH ESTATES - aka THE CHICKEN RANCH

This evening I attended the Valle De Oro Community Planning Group meeting relating to this project. While there are valid concerns with the details of the project it appears to be a viable project.

WW-1 I took exception to the statements made at the meeting and in the newspaper that this project's half acre lots do not meet the density of the "area where existing houses are on lots of one acre or more." (My emphasis.)

I have lived one-fourth of a mile northeast of this project and have walked the neighborhood for thirty-nine years and for some of those years I drove a sheriff's patrol car through the entire Mt. Helix area. Many, and perhaps the majority, of the lots are closer to half an acre than a full acre. The density of this project is not out of line with the neighborhood. In fact as one goes west towards the heart of Mt. Helix there are many lots even smaller than half an acre. Many of these can be found along Calavo south of Fuerte. Many lots in the older part of Mt. Helix are only one-third of an acre! One has only to look at the parcel maps for the area to see that the lot sizes are comparable to those of this project.

WW-2 My main concern with this project would be traffic. I project that forty households could bring 120 more vehicles into the neighborhood with perhaps one hundred drivers. I would suggest that Fuerte Drive at the entrance to this project be (1) modified so that there is a left turn lane (center turn lane) for westbound traffic to enter the project. Westbound traffic is coming out of a blind, ninety degree turn when approaching the project and the possibility of rear-end collisions would be reduced with a left turn lane. (2) There should be a street light at the Fuerte Drive entrance. (3) The south shoulder of the road should be modified to permit eastbound traffic a pullout lane to facilitate right turns into the project.

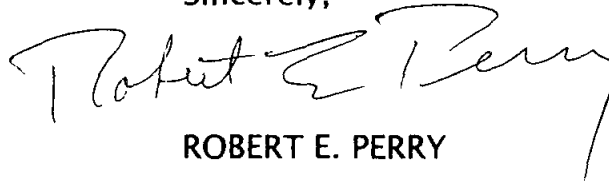
WW-3 Critics of this project are correct when they say it would change the character of the neighborhood. To my knowledge the Mt. Helix area has not seen a mass building project of this type. In the past a large piece of vacant

Con't
NW-3
land would be subdivided and the vacant lots sold to individuals who then built their own homes. By contrast this project would probably resemble those along Chase Avenue immediately east of Jamacha Blvd.

NW-4
The old chicken ranch is presently unsightly with rusting rows of abandoned chicken coops and related equipment. Some of those at the meeting this evening would seem to be content to let the land remain vacant and unused and ugly. In a fair world they would chip in their money (or form a special assessment district) and buy the property and turn it into a natural habitat reserve or possibly a passive park such as the adjoining Damon Lane County Park. In a realistic world an upscale, attractive project such as this should be guided through development with input from the community and would be welcomed as an asset. In fact it would make some of the older homes in the neighborhood look somewhat shabby. I think my own home would suffer in comparison.

My ideal plan for the area would be to do what has been done in this neighborhood before: Subdivide the property then sell half acre (or larger) lots to those who would want to come in and build their own homes.

Sincerely,



ROBERT E. PERRY

DISCLAIMER: I AM NOT ACQUAINTED WITH ANYONE CONNECTED IN ANY WAY WITH THE DEVELOPERS OF THIS PROJECT, THEIR FAMILIES, THEIR EMPLOYEES, THEIR LIVING RELATIVES OR THEIR PETS.

Copy: Valle de Oro Community Planning Group

ROBERT E. PERRY

Residence: 619-442-6215
Perry92020@yahoo.com

XX
11883 Fuerte Drive
El Cajon, CA 92020

December 6, 2007

Ms. Stella Caldwell, County of San Diego
Dept. of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Subject: TM5343RPL³, GPA 03-006, RO3-017, LOG NO. 03-14-060 FUERTE
RANCH ESTATES - aka THE CHICKEN RANCH

XX-1
I wrote to you recently concerning the negative misstatements about this property. A news article in today's *Union-Tribune* ("Proposed Housing Project Isn't A Good Fit, Opponents Say") prompted me to validate my conclusion that the spokesman for the local planning board is making a misleading and inaccurate statement.

The article quoted the official as saying, "We are firmly against the project because it's the wrong project. . . . It's the wrong density." This same elected official is quoted elsewhere as saying that this project does not belong in an area where existing houses are on lots of an acre or more. I might agree with him if this were true.

I've lived in the immediate area for almost thirty-nine years and am very familiar with the entire Mt. Helix area as well as my own neighborhood which surrounds the proposed project.

The indisputable fact is that in the immediate area HALF ACRE lots ARE the NORM. Half acre lots are not unusual. If this is true, then the proposed project of 40 homes on 40 half acre lots with an additional seven acres for streets and improvements, does not violate or exceed density standards of the neighborhood.

I drove to the county administration building this morning and copied parcel maps at the assessor's office. These maps show half acre lots are in abundance in the IMMEDIATE area of the project. The number in parentheses in the following paragraphs refer to the parcel maps I use in the discussion.

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DEPARTMENT OF PLANNING
AND LAND USE

mit
XX-1

The project on the south faces an undeveloped county park; on the east the immediate neighborhood does consist of parcels over one acre in size which include land for streets (map 498-15 sheet 2 of 2). However on the IMMEDIATE north, northeast, northwest and west, parcels are much less than one acre and the majority are closer to half an acre as I will demonstrate.

Residents of the proposed project who exit it through the west entrance will drive along Fuerte Farms Road. They will pass thirty-two developed lots (498-09, 498-10, 498-14) before the street ends at Fuerte Drive. Those thirty-two lots breakdown as follows:

XX-2

(a) .60 of an acre or less: 16 lots (50%)

(Eleven are less than .55 acres - 34%)

(b) .75 to .99 acres: 12 lots (38%)

(c) 1.00 acre or more: 4 lots (only 13%)

If those residents turn left (west on Fuerte Drive) they will immediately pass seven lots on the south side that are .54 acres or less. (498-09)

Another example to show that half acre lots are normal in the immediate area. Directly across from the project on the north are lots along Fuerte Drive, Marcia Lane, Vernetta Court and Jeri Way (498-21, 498-22). These sixteen parcels are with two exceptions ALL .51 acres or less. That means that 88% of the parcels are half an acre in size. The exceptions: One parcel is .64 acres and another parcel does not show acreage but it looks to be in the area of .64 acres.

Still another example of the true density of the immediate neighborhood look at map 498-17. There are twenty-nine homes along Fuerte Drive, Marcia Lane, Vernetta Court and Altoona Drive. The majority of the lots here are .53 acres or less.

(a) .50 to .53 acres: 27 lots are .53 acres or less (93%)

(17 of these 27 are EXACTLY .50 acres - 58% of the total)

(b) The remaining two lots: one is .54 acres and one is 1.08 acres. That lot is large because much of it is unbuildable.

When publicly elected board members (of the local planning group) deny their approval to this project because it's half acre lots do not fit "in an area

where many of the homes are on lots of an acre or more" and further state that the project "is the wrong density" one would have to wonder what area they are talking about.

XX-3 I would urge them to recheck their figures (and mine) and conclude as I have that there are far more half acre (less than .60 acres) lots in the area than lots one acre or larger. To deny this project citing density as a major issue seems highly questionable. As I walk the neighborhood I see half acre lots. The planning group must walk a different neighborhood. Their denial seems based on density and traffic. I don't see the density conflict in a neighborhood of many, many, many, many lots .60 acres and smaller.

I would urge them to publicly announce that half acre lots are widespread throughout the neighborhood as in fact they are. It would be the honest and fair thing to do. I would hope that members of an elected board would present true facts and not use questionable and inaccurate statements. After all this isn't Washington, DC. They should be allowed to oppose this project but to do so on facts rather than misrepresentations or inaccuracies.

I neither oppose nor approve this project.

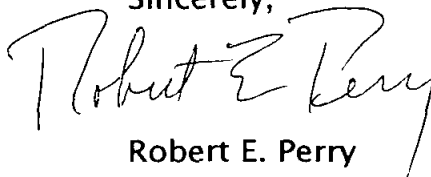
It is an abandoned chicken farm with unsightly and rusty chicken coops deteriorating along with abandoned equipment. I would term it an agricultural slum. The proposed project, while unusual for an area where most homes were built by individuals who purchased vacant land, seems to promise an appropriate use for the this moldering slum. The forty homes would most likely be an neat and orderly asset for this community of older homes.

XX-4 In an ideal world, the residents who oppose this project would suggest alternate uses and work toward them. I could visualize a community banding together to buy the property (special assessment district maybe) and let the county maintain it as a natural habitat preserve or passive park. That would be my first choice and a win for everybody. Would the county like to buy it to enlarge Damon Lane County Park? It would be additional space and protection for the birds and rabbits.

XX-5 I understand traffic is one concern. No one has mentioned that the children living in these new homes would likely displace magnet students in the local elementary school. Magnet students whose parents now make approximately 720 one way trips on neighborhood roads each year per child (two roundtrips each school day less a few of days absence). If forty students were displaced by local children the result would be 28,800 fewer one way trips a year. (That's equivalent to seventy-nine (79) LESS one-way trips each day on local roads for 365 days!)

My vote would be for a preserve or park. Lacking the community will to accomplish that, something has to be better than the present agricultural slum. Perhaps Reynolds Communities or someone in the future would subdivide the property and sell vacant lots. That is the way the neighborhood has been developed in the past.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Perry". The signature is fluid and cursive, with the first name "Robert" being the most prominent.

Robert E. Perry

Copy:

Supervisor Jacob
Valle de Oro Planning Group

DISCLAIMER: I have not knowingly met or spoken to any representative of the builders of this project (except for the famous "cheesecake party" at Hillsdale Middle School where the public was invited to learn about the project). Furthermore I have not spoken to or met any of the builders relatives, employees, children or pets. I may send a copy of this letter to them for their information.

YY
(Received around 12-20-07)

To: Diane Jacobs, County Board of Supervisors
From: John and Sue Peters
11435 Lorena Lane
El Cajon, CA 92020

YY-1
This letter is to voice our opposition to the proposed Fuerte Ranch Estates development on the former Hooper Chicken Ranch property (TM5343RPL3, GPA 03-006, R03-017, LOG NO. 03-14-060). I have reviewed the CEQA documents regarding the project available on the County's website and have provided the County's Department of Planning and Land Use my comments. The following is a brief synopsis of one of the major concerns.

YY-2
The proposed project is situated adjacent to Fuerte Elementary just to the east of the school. The traffic engineering report submitted by Darnell and Associates (D & A) indicated that AM pickup and PM dropoff traffic associated with the school traffic by itself already creates "chaotic" traffic conditions in the local area. This area is rural residential. The streets are two lane roads with no sidewalks for pedestrian traffic. This project if implemented in its current form using SANDAG traffic generator guidelines will double the vehicular trips in that area for the morning commute (the proposed development's traffic generation is equivalent to that associated with the school as per SANDAG modeling). Although, I will grant that the project's traffic may be somewhat more dispersed over the morning's commute time than the elementary school's, during the 30 to 45 minutes of chaotic conditions around the school most of the project's vehicular traffic will be fighting its way thru the school area and its generated traffic during that time (Freeway access to 94, 8 and 125 is all to the West). Add to this children walking to school on streets in this rural setting with no sidewalks at this hour. D & A's comment regarding this is there's only been one accident here so far (fortunately, it didn't happen during school hours, thank God (my comments)). Hopefully, we won't have to have a tragedy before common sense can prevail here. In addition, the project is proposing to eliminate 250 feet of public parking access along Fuerte Drive, between it and the school and then extending to include in front of the school. This is to provide greater visibility along Fuerte Drive to people entering Fuerte Drive from the project. But, this is also used by the parents to drop-off and pick-up their children. D & A refers to both of these items as being of "Less than Significant Impact". I would just like to know what is the criteria used by the County in designating items as either "Potential" or "Less than" "Significant Impact" on the surrounding community.

YY-3
I understand that eventually this property will be developed as a residential neighborhood and that there is always a conflict between the developer's desire to maximize density on his project and the neighborhood's desire to mitigate the effects of additional demands on its limited resources (as a result of increased densities). When the developer (and the public) initiated this project, he knew that the County's current zoning was "intense agriculture with development at a maximum of 1 unit per 4 acres". He (and the public) also knew that the GP2020 plan for this parcel called for development at a maximum of 1 unit per 1 acre. It seems reasonable to me that that should be the range of densities we should be considering for this project. (The project as currently proposed has a density of 2 units per acre.) This reduction in project density would certainly mitigate the effects of traffic congestion around the school.

Again, thank you in advance for your careful consideration of the points raised.

ZZ

To: Mr. Eric Gibson

This is in regards to:

TM 5343RPL3,GPA 03-006, R03-017, LOG NO. 03-14-060; FUERTE
RANCH ESTATES

From: John and Sue Peters

11435 Lorena Lane

El Cajon, CA 92020

ZZ-1

I am writing this letter in opposition to the Notice of Intent to Adopt a Mitigated Negative Declaration for the above referenced project. I have reviewed the Initial Study and made the following notes on which the proposed project in its current form will have a potentially significant negative impact on the neighborhood. As you know this project was reviewed by the Valle de Oro Community Planning Group and was rejected in its current form by a 9-0 vote of its currently serving members.

ZZ-2

I. AESTHETICS

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

This should be checked: Potentially Significant Impact,
rather than Less than Significant Impact

The project as currently proposed is not in keeping with the character of the neighborhood. The back of lots will be facing residents on Damon Lane front facades with no consistent landscaping/fencing required. This is not found anywhere else in this neighborhood. There will also be a 16 foot high manufactured slope facing Damon Lane on the southwest corner of the parcel, effectively blocking current homes on Damon Lane from a view of the local county park.

III. AIR QUALITY

22-3 d) Expose sensitive receptors to substantial pollutant concentrations?

This should be checked: Potentially Significant Impact,
rather than Less than Significant Impact

The proposed development is adjacent to an elementary school. Until recently it was an operational poultry farm. The soil is potentially contaminated with substances that were used for insect vector control. It is my understanding that a previous environmental impact report regarding a middle school development indicated that there was DDT residue on the site (which was used for insect vector control a number of years ago). Grading of this site will make these potential contaminants airborne and needs to be studied.

IX. LAND USE AND PLANNING

22-4 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

This should be checked: Potentially Significant Impact,
rather than Less than Significant Impact

The GP2020 zoning for this parcel calls for development of this parcel on minimum lot sizes of at least 1 acre. The current zoning for the parcel is for 1 lot per 4 acres. The average lot size of properties adjacent to the project is 1.3 acres. County zoning ordinances were developed to protect residents from just these type of activities which detract from the value of their properties. Yes, there are residential lot sizes north and west of this parcel that are on ½ acre lots, but they are over a ½ mile from this parcel and were developed in compliance with county zoning at that time.

XI. NOISE

22-5 a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

This should be checked: Potentially Significant Impact, rather than Less than Significant Impact

The construction noise analysis is based on 100 foot separation across Fuerte drive. The separation along Damon Lane is half of that. Also, the Elementary School is separated across Damon Lane and will also experience this higher noise level. Will teachers no longer be able to open windows in their classrooms because of all of this construction noise while this project is ongoing?

XV. Transportation/Traffic

22-6 a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

This should be checked: Potentially Significant Impact, rather than Less than Significant Impact

The Valle de Oro Community Planning Group raised the following concern marked as 2A:

"Traffic conditions around the adjacent Fuerte Elementary school are chaotic during morning and afternoon drop-off and pick-up times."

Darnell and Associates response as per the traffic study was as follows:

After discussing a few of their observations from personally viewing the "chaos" on a single day. they summarized their conclusions as follows:

Comit
22-6

"Based on the above observations, D&A agrees that the conditions surrounding the Fuerte Elementary School could become chaotic at times. However, the condition only exists for approximately 30 minutes during the morning and 30 minutes during the afternoon. The "chaotic" conditions surrounding the Fuerte Elementary School will exist with or without the development of the proposed project."

Well that's a problem if you're the person being inconvenienced for those 30 to 45 minutes. I think that we all know that developing the project is not going to mitigate the "chaotic conditions" around the school. The question is what will be the interaction between the school's morning commute traffic and that generated by the proposed project.

The proposed project is adjacent to the school (just to the east). The area is rural residential, two lane thoroughfares with no pedestrian sidewalks. As the freeways (8, 94 and 125) are west of the proposed project, the majority of its traffic during the morning commute will be westbound, directly into the path of the school's morning commute traffic. Using SANDAG's "Brief Guide of Traffic Generators", the school currently is predicted to generate approximately 153 vehicle trips during the morning commute, while SANDAG's estimate for the proposed project is for an additional 135 vehicle trips during the morning commute. Given that one traffic generator already is creating "chaos" and the other is relatively the same magnitude, it's just not credible to treat them as if there will be no interaction between the two.

22-7

In brief comments regarding D&A traffic modeling, I believe that the following parameters are in error:

East/West distribution from project should be 20%/80%, modeled as 40%/60%.
Split between project access points for westbound traffic should be 75% West/25% North, currently modeled the opposite.

Traffic split at Fuerte/Avocado should be 46/14, modeled as 29/31.

All of these modeling "errors" contribute to minimizing the estimate of the increase in traffic volume on Fuerte Drive west of Avocado which already is experiencing significant traffic delays during the morning commute.

22-8 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

This should also be checked: Potentially Significant Impact,
Rather than Less than Significant Impact.

During the AM rush

The interaction of the proposed project's traffic and the school's traffic during the morning commute will be to route substantial traffic volume onto Fuerte Farms road. Given that the road is winding, and that there are no pedestrian sidewalks, with children walking to school along this road, there are safety issues here that need to be considered. Further, traffic backs up on Fuerte Drive east of the Fuerte Drive/Avocado Avenue intersection because of all of this traffic from the school at that time of day. The development of this project will only exacerbate the issue.

22-9 f) Result in inadequate parking capacity?

This should also be checked: Potentially Significant Impact,
rather than Less than Significant Impact.

Recognizing the "traffic congestion mess" that occurs around "Fuerte Elementary" twice a day as acknowledged by D & A, eliminating 250 feet of public parking on Fuerte Drive just west of Damon Lane is only going to aggravate the congestion already there. Parking is definitely at a premium in front of the school during morning drop off and afternoon pick up.

AAA

December 9, 2007

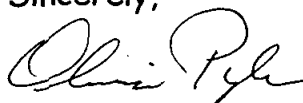
Camille Passon, Project Manager
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

SUBJECT: Notification - TM 5343 RPL, GPA 03-006, R03-017, Log No. 03-14-060, Fuerte Ranch Estates

AAA-1
I recently attended a meeting at the Otay Water District Office on December 4, 2007, held by the Valle De Oro Planning Committee to disseminate the status of the proposed Fuerte Ranch Estates project. I did not get a notice from the County for this meeting even through my property line is right next to the Hooper Chicken Ranch.

At the meeting I found out that the method chosen by you to disseminate the meeting notice was done through the Tribune and not through the customary way it had been done previously (via mailings from the County to homeowners within 300 feet of the project). If notifying homeowners of these meetings via the newspaper is legal, I'd appreciate this method of notification to be reconsidered since I do not subscribe to any local newspaper agencies and I am very interested in following the progress of this project. If however, the method of notifying homeowners of future meetings remains the same, I am requesting that I be notified of any future meetings regarding this specific project by mail.

Sincerely,



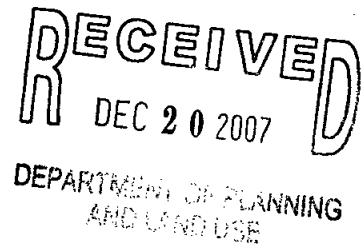
Olivia Pyle
1724 Monte Vista Road
El Cajon, CA 92020
Olivia_pyle@cox.net

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DEPARTMENT OF PLANNING
AND LAND USE

BBB

December 19, 2007



Mr. Adam Wilson
County Administration Center
1600 Pacific Highway, Room 335
San Diego, CA 92101-2470

SUBJECT: TM 5343 RPL, GPA 03-006, R03-017, Log No. 03-14-060, Fuerte Ranch Estates

My concerns regarding the development of the Hooper Chicken Ranch are many. This letter however, only discusses the following two issues: 1) the proposed re-zone and 2) the drainage issue.

BBB-1 The re-zoning request to accommodate the Fuerte Ranch Estates development is problematic and should not be approved. As presented, this project would increase the density by 700%. Severe embankments, retaining walls and excavation of land are scheduled to take place in order that 40 houses are built in a major drainage basin. This development and its associated re-zone request do not "fit" into our community. Has anyone visited this project site and taken a good look at the surrounding community? If they had, they would see that this development as proposed would not "fit" in with the semi-rural environment and single-story estate homes on large lots that exist in our community.

BBB-2 My home is adjacent to the chicken ranch. During the eight years I've lived here, there has been no problem with rainwater flowing freely off my property and following the natural slope of the land onto the chicken farm. The Hydrology/Drainage Study does not accurately characterize the drainage of my property. In addition, the topography of the proposed lots nearest my home will be changed to include retaining walls as well as manufactured embankments. All that grading and build up dirt will cause a disturbance in how the water naturally drains off my property. The county needs to be sure that actions taken to develop this site do not negatively impact the drainage of the surrounding area.

BBB-3 Let me share with you a story that supports my concerns and demonstrates the damage than can occur if decisions are made without taking into account the whole action involved. In March 8, 2005, the county decided to "fix" the unsafe road problems due to the flow of rainwater on the curve where Fuerte Drive and Monte Vista Road meet. Mr. Ed Deane, Senior Civil Engineer, working for the county, lead a work crew that removed the blacktop berm that properly directed any water runoff to the drainage site established for this area. The crew then created a gravel-lined channel that forced any water runoff to our private road (Monte Vista Rd).

Shortly thereafter, "La Nina" struck again with another tremendous rainstorm. The rainwater now flowed exactly as the county work crew had intended. It came directly onto Monte Vista Road and brought along with it **all of the gravel** the county had just placed there. The displaced gravel combined with the storm water flowed down the ditch on the east side of Monte Vista Rd. This resulted in the flooding of our road and the erosion of my property. According to my neighbors living at the end of the road, this had never happened before.

Corr
BBB-3

I, as well as a neighbor, spoke with Mr. Ed. Deane and informed him of how fixing his problem on Fuerte Drive had created a flooding and erosion problem for us. We wanted to know if the county was going to correct the problem they had created and fix the damage. His answer was, "It's a PRIVATE ROAD, and the county is not responsible for fixing private roads." When we reminded him that our current problem had been created by the removal of the blacktop berm by his crew, he indicated that the county would be re-storing the correct drainage path "sometime in August" by installing a drainage mechanism under the road (Fuerte Drive). While this was good news, it did nothing to address the problems caused by their actions. I took it upon myself, at a substantial expense, to correct the erosion problem created at the lower end of my property.

Restoration of the correct drainage pattern never happened. After numerous calls concerning the area's drainage, the county did attempt to correct its mistake by placing sand bags where the blacktop berm had been in order to channel the water back to its original flow. This sand bagging took place periodically until recently when the black berm was replaced to about half of its original length.

This incident demonstrates the damage that can be done if decisions are made without taking into account the whole action involved. The Chicken Ranch is a very large drainage basin for our area. As such, careful consideration is needed when planning to change it's topography.

BBB-4

I genuinely believe that what this community objects to most about this proposed development is the 700% increase in density and the associate side effects. We have worked hard to maintain and nurture our quality of life and community character. I sincerely hope that you will take all the input the community has provided you with and support our efforts by denying the re-zone request. Please support the recommendations of the Valle De Oro Planning Group and GP 2020 whose vision of this community has always stayed "true" to its original concept of semi-rural living.

Sincerely,



Olivia Pyle

1724 Monte Vista Road
El Cajon, CA 92020

Distribution: Camille Passon, DPLU Project Manager

CCC

**Public Comment for:
Proposed Mitigated Negative Declaration
TM5343RPL(3), GPA 03-006, R03-017, LOG NO. 03-14-060; Fuerte Ranch Estates**

Mark Schuppert
(619) 749-2464

Department of Planning and Land Use
Project Processing Center
5201 Ruffin Road, Suite B
San Diego, CA 92123

December 21, 2007 (Hand Delivered)

I have two fundamental questions regarding the proposed adoption of the "MND".

- CCC-1
1. Why is a Mitigated Negative Declaration applicable to the proposed project when there are obvious Direct Negative Impacts to the surrounding neighborhood that are not being mitigated?
 2. How can the Mitigated Negative Declaration be proposed when there are so many obvious flaws and misleading information in the Initial Study?

CCC-2

The use of the "MND" is intended as a time and cost savings tool for conforming developments to be used in lieu of EIR's when the impacts of development do not result in any "Potentially Significant Impacts." It is apparent that the proposal to use a Mitigated Negative Declaration in-lieu of an EIR is not appropriate and will minimize public input.

CCC-3

The traffic and related safety issues in the immediate area (specifically along Fuerte Drive, Fuerte Farms Road, and Vernet Court) are amplified by the daily commuters to Fuerte Elementary School. Parents that live west of Fuerte Elementary School must use the adjacent residential streets to turn around and travel back westward. The added traffic from 40 new homes will obviously have direct negative impact on the adjacent roads. The DPLU's assertion that there will be no "Potentially Negative Impact" is unbelievable. Existing traffic patterns will likely remain the same with heavy west-bound flow in the morning and eastbound flow in the afternoon. **The "POTENTIAL" for "SIGNIFICANT IMPACT" in front of the school during drop off and pick up and the increase of related traffic on Fuerte Farms Road is obvious. The recommendation to use a Mitigated Negative Declaration in lieu of an Environmental Impact Report is wrong.**

CCC-4

The "Initial Report" is relied upon for the recommendation to adopt the "MND". The Initial Report includes 87 questions for which the DPLU did not make a single answer of "Potentially Significant Impact." Just one answer of "Potentially Significant Impact"

Con't
CCC-4

would trigger an EIR. The author of the report includes some justification for some of the answers; however, much of the justification is erroneous. For example, the author suggests the "AVERAGE LOT SIZES" of the developments to the west and north are .50 acres. This is wrong. The MINIMUM lot sizes are .50 acre, but the average is significantly larger. The author completely omitted discussion of the adjacent development to the east and north east for which the MINIMUM lot sizes are 1.0 acre.

CCC-5

The author's statement that the proposed development is **"VIRTUALLY IDENTICAL IN SIZE AND DESIGN"** is extraordinarily misleading. The proposed project is completely surrounding by fencing that encloses and isolates this development from its neighbors. There are no similarly designed properties with backyard fences facing the front yards of their neighbors along the entire five-mile corridor of Fuerte Drive. The proposed design appears as a residential "island" that shuts out the community and does not blend in with surrounding homes. Approximately 25% of the proposed lots will have street frontage of only 30 to 84 feet which is atypical to the entire Mt. Helix community. The conclusion that the proposed development is **"Virtually Identical in Size and Design"** is misleading and results in a flawed Initial Study and flawed justification for the adoption of the "MND".

CCC-6

In conclusion, the justification for the answers within the Initial Study is erroneous and the use of a Mitigated Negative Declaration in lieu of an EIR is not appropriate for the proposed project. The only way to mitigate the added traffic and safety problems is to reduce the number of lots. The reduction in density to one dwelling unit per acre would conform to the adjacent homes to the east and serve to partially mitigate the Direct Negative Impacts on the adjacent homes to the west. The requirement of an EIR would help assure the public has adequate input to the project's design and the development of a non-conforming residential "island" does not irreversibly scar our community.

DDD

December 18, 20003

County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd. Suite B
San Diego, Ca. 92123-16666

RECEIVED
DEC 20 2007
DEPARTMENT OF PLANNING
AND LAND USE

Attn.: Ms. Camille Passon

Re: TM 5343RPL², GPA 03-006, R03-017, Log NO. 03-14-060; Fuerte Ranch Estates

Dear Ms Passon,

I would like to take this opportunity to comment on the Department of Planning and Land Use intent to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the above referenced project.

Let me first say that a General Plan amendment, rezone and tentative map for a proposed 40 lot subdivision deserves more consideration and scrutiny than is afforded in the CEQA Initial Study upon which the Mitigated Negative declaration is based. Having reviewed the study and its supporting data, I find it misleading, flawed and subjective in both content and response.

I find it of interest that not one of to the 87 questions was answered "Potentially Significant Impact"; specifically those directly related to aesthetics and traffic. A development that is surrounded by fencing and has backyard fences facing the front yards of its neighbors can hardly be deemed to have "Less than Significant Impact" with respect to the "visual character or quality of the site and its surroundings". Furthermore, it is completely unrealistic to believe that the increase in traffic from 40 new homes would have a "Less than Significant Impact" on the adjacent elementary school and its neighbors.

The adoption of the Mitigated Negative Declaration appears to be nothing more than an "end run" to bypass an Environmental Impact Report for the proposed development. It would seem that since the land to be developed has been a working chicken ranch for almost eighty years there should be a concern for potential soil contamination from nitrates and chemicals that have leached into the soil.

I do not oppose the development of this property; however, the referenced project, as proposed, is not in character with the surrounding community in terms of overall density and design. It deserves further study and should not be "rubber stamped" by the approval of a Mitigated Negative Declaration.

Consideration for these concerns would be appreciated.

Craig B. Secord
11406 Meadow Creek Rd.
El Cajon, Ca.

Cc: Dianne Jacobs

DDD-1

DDD-2

DDD-3

EEE

11769 Shadow Glen Rd.
El Cajon 92020

Dept. of Planning and Land Use
5201 Ruffin Road
San Diego 92123

TO Whom It May Concern:

Re: Proposed development of Fuerte Ranch Estates
(south of Fuerte Dr. & Damon La.)

EEE-1 [As 35 year residents of this area we want you to know that we
are adamantly opposed to the current proposal for the follow-
ing reasons:

- 1. It violates many elements of the Community Plan
- EEE-2 -2. Description of the area is erroneous/misleading
- EEE-3 -3. 12% of the lots less than 0.5 acre net
- EEE-4 -4. Development has no consistent landscaping or
fencing, including 16' high manufactured slope
- EEE-5 -5. 25% of lots with out of character frontage (substandard)
- EEE-6 -6. No consistent rear yard treatment along Fuerte
- EEE-7 -7. Construction noise
- EEE-8 -8. Traffic report is erroneous
- EEE-9 -9. The beautiful rural character of this area
will be at great risk

EEE-10 [Therefore, we ask you to preserve the character of this peaceful
rural area--our neighborhood. We ask you most fervently to oppose
this measure.

Yours truly,

Lucille & John Shanley
Lucille & John Shanley

CC: County Supervisor
Diane Jacobs

Dear Mr. Gibson,

FUENTE KAMAH ESTATE
TMS343RPL3, GPA 03-006, R0317, FFF
LOG NO. 03-14-060

FFF-1

I am writing this letter as a concerned mother and neighbor of the Fuente community. I am very unhappy with the proposed housing development off of Fuente/Damon Lane. I live on the corner of Fuente and Karen and I have already talked to people about getting a stop sign or speed bump put in for the drivers who currently use Fuente. Since we have lived here in our residence, there have been at least 4 reported accidents from people who can't navigate speed or the hill. I feel like there is already a lot of traffic as it is. If there is an added 40 residences x 2 cars, that would ^{be} 80 more cars a day... everyday. It may not seem like a lot to someone who does not live in this neighborhood but it really is. It is 80 more cars that I have to be nervous about as they come flying down the hill. One car took the fire hydrant out in front of our house and another car crashed into our neighbor's fence up on a hill and took the whole fence out. I read the developer went from 70 houses to 40, but does he live here? Does he really care about the people who ^{live} here or the almighty dollar?

I am concerned about traffic and the safety of my children and other children in the neighborhood. Thank you for your time!

FFF-1

Sincerely,
Holey Sibert
Holly Sibert

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DEPARTMENT OF PLANNING
AND LAND USE

6667

December 5, 2007

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: Fuerte Ranch Estates, El Cajon
Proposed 27 Acre Site South of Fuerte Drive and East of Damon Lane
Developer: Mike Reynolds

To Whom It May Concern:

My name is Dawn Silva and I live at 11447 Fuerte Drive, El Cajon. My home was purchased in 1989 and is located next to Fuerte Elementary.

I have two major **concerns** regarding the above referenced proposed project.

6667-1

1. I, as well as all the surrounding neighbors, were never "officially" notified via mail or otherwise about this proposed tract housing development! Apparently the developer, Mike Reynolds, decided to put an article in the San Diego Union Tribune instead of directly notifying the immediate community who will be most effected. I **strongly advocate** that this decision by Mr. Reynolds was extremely unacceptable and appears devious at best.

6667-2

2. Mr. Reynolds was quoted as saying "It will be an asset for the community, it will bring property values up." A significant impact of adding 40 new tract homes to our community will definitely increase traffic on Fuerte Drive which is a 2 lane road. With approximately 2-3 cars per house hold this instantly increases car activity by 120 vehicles.

A recent refinance of my property shockingly revealed a \$25,000 depreciation of property value due to the activity of vehicles on Fuerte Drive. With this proposed project of 40 tract homes, it is obvious that traffic on Fuerte Drive will **increase** substantially, which will certainly effect future appraisals negatively, devaluing our properties further. Again, Mr. Reynolds quote that his project will bring values up is another deception. Could you please respond as to how values would increase?

I strongly urge you to consider all of Mr. Reynolds tactics and veto this project in its entirety.

Sincerely,

Dawn Silva

Dawn Silva

Cc: Diane Jacobs

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DEPARTMENT OF PLANNING
AND LAND USE

HHH

Sievert, Donna M

From: Stephanie Strout [stephanie_strout@hotmail.com]

Sent: Friday, December 07, 2007 11:23 AM

To: Jacob, Dianne

Cc: LUEG, DPLU

Subject: Fuerte Ranch Estates Project

DS

DS/for
pfe

Dear Supervisor Jacob,

HHH-Y I am opposed to the proposed housing project off Fuerte Rd. If you have seen this area, you know that properties are spread apart and it has a unique country feel. Even though the number of homes has been reduced from the original number, it is still too many. Please reject this on our behalf.

Sincerely,

Stephanie Strout

1819 Hidden Mesa Rd.

El Cajon 92019 (postal address is El Cajon; home is located within the county)

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12/7/2007

III

December 18, 2007

Department of Planning & Land Use
5201 Ruffin Road
San Diego, CA 92123-1666

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DEPARTMENT OF PLANNING
AND LAND USE

Regarding the he proposed development of Fuerte Ranch Estates:
Please, Please, Please...Do not let this happen.

There is nothing good to come from this development in this community besides adding to the wealth of the developers.

This community has developed organically over many years with residents building their own custom homes on lots of varying size with old-growth landscaping that truly "makes" this community. The uniqueness of our community would be severely compromised with a track home development. It simply does not fit the area.

It does not fit aesthetically.

It does not fit the community's population density

The impact of traffic on Fuerte Drive would change the rural, countrified feel of the area which is why so many of us moved here, put down roots and invested in the community in the first place.

This development simply **DOES NOT FIT.**

The residents do not want this here. It threatens to forever change the community that we so dearly love.

Please do not let this happen.

Sincerely,

Betsy Sutherland

Betsy and Bill Sutherland
11651 Shadow Glen Road
El Cajon, CA 92020

Cc: Diane Jacobs

III-1

JJJ

12/4/07

Dale Teschler
11317 Fuerte Dr
El Cajon, Ca. 92020

Mr. Eric Gibson
San Diego County Department
Of Land Use & Planning
5201 Ruffin Rd. Suite B
San Diego, Calif. 92123-1666

Re Project: Fuerte Ranch Estates,
TM5343RPL3, GPA 03-006, R03-017, Log # 03-14-060

Dear Mr. Gibson:

JJJ-1

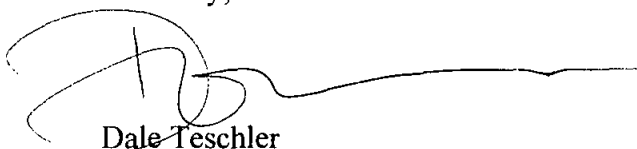
I am writing to voice my disapproval of the proposed project, Fuerte Ranch Estates. This development is a high-density tract home type development, which will not conform to the existing semi rural neighborhood it is proposed for. In addition with only ingress and egress to be on Fuerte Dr, and Damon Ln. from this proposed project it will only add to the excessively heavy traffic that now exists in this neighborhood. During morning and afternoon pickups at Fuerte School the street is already unsafe to be on. With these forty added home in the neighborhood this will make the traffic unbearable.

JJJ-2

In addition I am very concerned about the toxins that must be in the ground at the proposed site of this development. As you know this has been the 'chicken farm' for over forty years. This farm was in business long before any environmental regulations were in place. God only knows what toxic brew of chemicals the dusty development process will stir up. This dust will cover not only the nearby school, but also the whole neighborhood as well.

I strongly urge the county to reconsider the ramifications of a project of this size in this neighborhood with these environmental hazards.

Sincerely,



Dale Teschler
Cc: Dianne Jacobs

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DEPARTMENT OF PLANNING
AND LAND USE

KKK

SARAH JANE THOMPSON

December 17, 2007

Department of Planning & Land Use
5201 Ruffin Road
San Diego, CA 92123-1666

Re: Opposition to Proposed Development of Fuerte Ranch Estates

Please accept this communication of my family's opposition to the proposed development of Fuerte Ranch Estates, located south of Fuerte Drive and East of Damon Lane in El Cajon, CA (unincorporated county). We support the Valley de Oro Planning Group's opposition for the following reasons:

- KKK-1
- It violates many elements of the Community Plan
 - Description of the area is erroneous/misleading
 - 12% of the lots planned less than 0.5 acre net
 - 25% of lots without character frontage (substandard)
 - Development has no consistent landscaping or fencing, including 16 foot high manufactured slope
 - No consistent rear yard treatment along Fuerte
 - Construction noise
 - Traffic report is erroneous

Our personal oppositions are as follows:

- KKK-2
- KKK-3
- KKK-4
- When we purchased our home two years ago, we did so based on the neighborhood ambience and aesthetics. This development would drastically change the character of our neighborhood.
 - Our home is located directly across from the proposed development, and would suffer serious repercussions due to increased traffic. Traffic conditions as they stand are not favorable during school drop-off and pick-up times. The increase in population would create a tremendous increase in congestion directly in front of our driveway.
 - The anticipated noise from the construction is a major concern to my family, as we have a special needs dog, who will likely need to be kenneled during construction, at a cost of \$30/day. More concerning than the cost associated is the absence of this important family member from our home.

Please consider our plea, and those of our neighbors when making final decision on this proposed project.

Thank you for your time and consideration.

Respectfully,


Sarah Thompson

cc: County Supervisor Diane Jacobs

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DEPARTMENT OF PLANNING
AND LAND USE

11750 Fuerte Drive · El Cajon · 92020
(619) 334-7018 · (619) 749-1276 fax
Email: sjallensworth@yahoo.com

December 19, 2007

Department of Planning and Land Use
Project Processing Counter
5201 Ruffin Road, Suite B
San Diego, CA 92123

Subject: Fuerte Ranch Estates
TM5343RPL3, GPA 03-006, R03-017, LOG NO. 03-14-060;

Dear Planning Department:

LLL-1 [I am writing to express my concerns for the planned development of the Fuerte Ranch Estates. I am against the proposed development plan as it is currently written. I have expressed my concerns below.

LLL-2 [My first and major concern is that the proposed plan does not match the existing neighborhood. I do not believe the proposed development matches the existing area because of the proposed lot sizes, the size of the lot's frontage to the roads and the fact that many of the homes actually back up to the existing neighborhood. The lot sizes are all 0.6 acres or smaller. It appears that many of the lots are actually smaller than 0.5 acres and actually use drainage and other easements to meet the minimum 0.5 acre criteria. These easements should not be considered part of the individual lot areas. The surrounding area has a mix of lot sizes ranging from a half acre to 2-3 acres. The average lot in the area is much greater than 0.5 acres. A large number of the proposed lots have narrow road frontages as small as 30 feet. This does not match the surrounding area. Most of the lots in the area have at least 100 foot road frontages. Also, the outside of the entire proposed development will be bordered by backyard fencing isolating this development from its neighbors. All of the surrounding areas have front yards exposed to the roads. This will definitely make this development feel as if it does not belong to the surrounding area.

LLL-3 [I am very concerned about the traffic study that was done for the project. I believe the estimated additional traffic trips is flawed. I believe it grossly underestimates how many people will use Fuerte Farms Road as a short cut to the new homes. As traffic backs up in the morning getting on to Fuerte Drive, many people will use Fuerte Farms Road which is already heavily used by Fuerte Elementary parents in the morning. The same will be true in the afternoon for the commute home. The ratio of trips on Fuerte Drive versus Fuerte Farms Road coming in and out of this development is not accurate. This will essentially triple the number of homes using Fuerte Farms road for access. This will have a huge negative impact on the quality of life for those who live on Fuerte Farms Road

LLL-4 [I am also concerned about the impacts to the neighborhood during the construction. Being that this property was used as a chicken ranch, the odors could become a large issue during

Cont
LL-4

earth work. Odors and potential chemicals stored and used at the property could impact the surrounding community and neighboring nature reserve. Because of the previous site use, I recommend that some soil samples be collected from the property prior to any development. Additionally, I think a Community Health and Safety (CHSP) plan be developed and distributed to the neighboring community prior to any work approvals. The CHSP would need to address, traffic impacts, noise, odors, dust and potential hazardous chemicals. Monitoring should be incorporated into the plan to insure that no negative impacts to the surrounding areas exist.

LL-5

The Coast Horned Lizard has been found right in this area and is not addressed in the Mitigated Negative Declaration (MND). The Coast Horned lizard is currently a Federal Special Concern species (FSC) and a California Special Concern species (DFG-CSC). California Department of Fish and Game gives them full protection from collecting. There may be other species that were also overlooked in the MND. Based on these oversights and potential impacts to the neighboring community and nature preserve, I recommend that a full CEQA Environmental Impact Report be done prior to any approvals for this property.

LL-6

In summary, I am not against the development of this property. I believe that the upfront environmental work should be done first and that the final community should match the existing area in both form and feel. I also feel that the traffic and other impacts to the area should be minimal. I believe what is proposed does not accomplish these objectives. Therefore, I recommend that the proposed development not be approved.

Sincerely,

Alan R. Van Antwerp

Alan R. Van Antwerp
11460 Fuerte Farms Road
El Cajon, CA 92020

MMM

December 17, 2007

Eric Gibson, Interim Director
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

RE: FUERTE RANCH ESTATES TM5343RPL3, GPA 03-006, R03-017, LOG NO. 03-14-060

MMM-1 [This letter is to raise my concern and opposition to the above cited project. As a Mount Helix resident, I daily face the safety and life-threatening challenges of entering and exiting my driveway, especially during rush hour. In the last four years I have also witnessed an increase in traffic and "speeders" along Fuerte Drive.

MMM 2 [The proposed high density, track-style housing development will certainly bring more traffic, safety, noise and other issues to my neighborhood. I am deeply concerned about the number of individuals that will use Fuerte Drive as their freeway "connector," and thus, ignore the speed limits already posted. In addition, the proposed track-style homes deviate from the standard lot plan already in existence, and will, most likely, negatively impact the value of my residence. The result will be a loss in my investment. My wife and I have worked very hard to enjoy the neighborhood quality offered by our Mount Helix community to lose it through a project such as the one being proposed.

MMM 3 [While I appreciate Mr. Reynolds' right at entrepreneurship, the proposed project will undermine the very essence of what makes Mount Helix so unique at the expense of its residents. There are other areas in San Diego County where this project will be welcomed and better suited.

[For these reasons I request that Mr. Reynolds' request be denied and that your office be our advocate in this process.

Sincerely,



Felix C. Villanueva
10020 Fuerte Drive
La Mesa, CA 91941
(619) 303-9371

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DEPARTMENT OF PLANNING
AND LAND USE

NNN

December 14, 2007

Eric Gibson, Interim Director
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, Ca. 92123
RE: Fuerte Ranch Estates; TM5343RPL3, GPA 03-006, Ro3-017, Log No. 03-14-060

Dear Mr. Gibson:

NNN-1

I am writing to you in regards to the proposed housing development being undertaken by Mr. Mike Reynolds of Reynolds Communities. I am a resident of Mount Helix and live on Fuerte Drive. In the last several years I have seen a noticeable change in the amount of traffic, noise and accidents that have taken place on this street and in the area in general. I am extremely concerned about the addition of more housing in this area that will only increase the level of these issues which has become a real nuisance and hazard to those of us living here. In addition to these concerns is the fact that the proposed housing tract deviates from the standard lot plan already in existence with the homes established here. This most likely will impact the overall value of our homes that we have worked so hard to acquire and maintain.

NNN-2

When I moved onto Mount Helix I moved here because of its charm, its history, its value as an investment and the like-minded community spirit that exists today. There really isn't any other place in San Diego quite like Mount Helix. While I appreciate Mr. Reynolds right at entrepreneurship, what he will be doing in the process of building these homes is eroding at the very essence of what makes Mount Helix so unique and at the expense of its residents. There are numerous other areas where these homes would be better suited and welcomed.

I am requesting that Mr. Reynolds request to build these tract homes be denied. Your support of this request will be most gratefully appreciated. Please be our voice.

Respectfully,

Sherry Villanueva
Sherry Villanueva
10020 Fuerte Drive

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DEPARTMENT OF PLANNING
AND LAND USE

GPA 03-006 et al

GENERAL COMMENTS RE NEGATIVE DECLARATION

DECEMBER 4, 2007

Ms. Stella Caldwell
County of San Diego
Dept. of Planning & Land Use
5201 Roffia Rd. Suite B
San Diego, CA 92123-1666

- 000-1 [■ Violates 6 elements of the Valle de Oro Community Plan
- 000-2 [■ Description of area, including R.S.D. is erroneous/misleading
- 000-3 [■ 12% of lots with less than 0.5 acre net (#s 26-30)
- 000-4 [■ 25% of lots with out-of-character frontage of 30-84 feet
- 000-5 [■ Back of lots facing front yards on Damon Lane with no consistent landscaping/fencing required; 16-foot high manufactured slope facing Damon Lane
- 000-6 [■ No consistent rear-yard treatment required along Fuerte
- 000-7 [■ Construction noise analysis/mitigation based on 100-foot separation. ~~Separation along Damon Lane is half of that.~~

TRAFFIC STUDY ISSUES

- 000-8 [■ Claims that there will be no significant impacts to road segments or intersections
- 000-9 [■ Predicts overall west/east distribution of 60%/40%
Should be 80%/20% *These percentages were taken before & after morning & afternoon children drop off and pickup.*
- 000-10 [■ Split between project access points: West 25%/North 75%
For west-bound traffic should be West 75%/North 25%
(75% of lots will use Fuerte Farms exit for westbound travel)
- 000-11 [■ Predicts traffic split at Fuerte/Avocado to be 29%/31%
Should be 46%/14%
- 000-12 [■ Predicts only 27 vehicles will leave project during AM peak hour
Should be: 35 (at least)
- 000-13 [■ Predicts project will add only 8 westbound peak AM Fuerte trips west of Avocado
Should be: 20
- 000-14 [■ Predicts that 80% using west access will use Damon Lane vs. Fuerte Farms Road.
Should be: 20%
- 000-15 [■ Requests removal of south side Fuerte curb parking near Damon Lane: school parking
- 000-16 [■ Mitigation for cumulative impacts (pay fee) does not define what changes would be required. Project's traffic impacts cannot be mitigated without a major impact on the Mt. Helix area community character.

Harold & Claudia Ward
11466 Fuerte Farms Road
El Cajon, Ca 92020
619-442-7088

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DEPT. OF PLANNING
& LAND USE

PPP.

December 16, 2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Attn: Ms. Camille Passon, Project Manager

Subject: Comments on Notice of Intent to Adopt a Mitigated Negative Declaration for
TM5353RPL, GPA 03-006, R03-017, Log No. 03-14-060
Fuerte Ranch Estates

Dear Ms. Passon:

PPP-1 [We have lived in the immediate vicinity of the Fuerte Ranch Estates project site for the past 17 years, and our choice to locate here was based primarily on our attraction to the rural/suburban milieu, the large lots, the mature vegetation, and the ranch-style architecture extant throughout this community. The now-inactive poultry farm property is an attractive site for development; however, the County should approve a project that comports well with the existing community.

PPP-2 [After reading the environmental documentation for the subject property, we cannot honestly determine whether or not the project proposed by the developer, Reynolds Communities, blends well with the community, as there is simply no description of the intended architectural styling. Is it proposed that the homes and associated landscaping be ranch style to blend in with the vast majority of the housing in this community? We hope so. Or, is it to be of some other styling that will provide a visual disruption to an otherwise homogeneous landscape? We hope not.

With this overarching sense of "community" and "place" in mind, we offer the following comments on the subject project.

- PPP-3 [1. Aesthetics - We were disappointed at the assessment of the aesthetics issue in the Initial Study. The sense of homogeneity is obviously a key element in determining whether or not a proposed development will "[s]ubstantially degrade the existing visual character of the site and its surroundings" in considering aesthetic impacts associated with widespread suburban communities such as this. Will the new development provide continuance of this sense of continuity, or will it provide a visual disruption of the homogeneity that has persisted in this area for 60 years or more? The analysis did not address the type of architecture intended by the developer. Thus, it is virtually impossible to presume that the proposed project will not have any "adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area," as stated on page 7 of the Initial Study. Absent a conceptual depiction of the intended architectural styling, this assessment is arguably incomplete and should be re-evaluated to incorporate architectural styling in the assessment of aesthetic impact.

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Can't
PPP-3

The less-than-significant impact conclusion in response to CEQA question I.c could easily be revised to "significant" if, unchecked, the developer opts to construct an enclave totally out of visual sync with the rest of the community. The residents of this community deserve to know what architectural styling the developer has in mind. An architectural rendering of the intended style should be included as an exhibit in the environmental document, as it really forms the basis for the assessment of aesthetic impact analysis in this instance.

2. Hazardous Materials - Perhaps the biggest shortcoming in this Initial Study/Mitigated Negative Declaration is the total absence of a substantive assessment of Hazards and Hazardous Materials. In particular, we take issue with the lip-service, non-insightful response to CEQA question VII. b, which asks whether or not the project would "[c]reate a significant hazard to the public or the environment through reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment?"

PPP-4

The County's responder to this question offered a "no impact" assessment and a statement that "[t]he project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances." While this statement may or may not be true for the proposed construction of the project and occupancy by those electing to live in the new housing units, it absolutely fails to consider existing conditions. This is, after all, a site where chicken ranching operations have been the primary land use since the late 1930's - almost 80 years. That fact should have evoked the potential for existing circumstances that may be the cause of significant and "reasonably foreseeable" upsets that endanger the public or the environment. For example, given the length of time that ranching operations were undertaken on this 27.26-acre site, is it not reasonable to assume that such operations may have included the storage, use, and perhaps on-site disposal of hazardous chemicals? Herbicides? Pesticides? DDT? Who knows?

We believe that it is the responsibility of the County to investigate the potentially adverse effects of pre-existing conditions as a part of the CEQA analysis, and this was not done. Will grading and other excavation activities encounter contaminated soils that pose a "significant hazard to the public or the environment?" We consider this situation to be a significant oversight, as it appears that the County has not seriously investigated this possibility. It is hard to understand why a site with such a long history of agricultural usage was not given the level of environmental analysis normally afforded such land uses. How can the County reach a decision of "no impact" on this matter without seriously determining the type and extent of prior chemical usage and the potential for concentrations and potential disturbance of these contaminants as a result of this project? It would seem prudent to at least undertake a Phase I environmental hazards investigation to determine whether or not concentrations of hazardous materials currently exist on-site. Are residents in the immediate vicinity of the project in danger of exposure? Is groundwater quality affected?

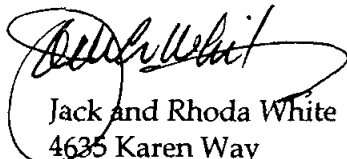
3. Clear View - On page 32 of the Traffic Report, it is stated that County Public Road Standards require 10 feet line-of-sight distance for every mile per hour (mph) of design speed rating assigned to a County roadway. Fuerte Drive is currently rated at 45 mph, thus, the safe line-of-sight distance for vehicles exiting the project onto Fuerte Drive is 450 feet. By the County's current estimates, the line of sight to the west of the existing driveway providing access to Fuerte Drive from the subject property appears to be 116 feet and 139 feet to the east. This unacceptable situation is attributable to existing fencing and shrubbery. To mitigate this situation, the County has indicated that the developer would remove existing fencing and shrubbery to assure that a proper clear-view is maintained, but that remedy, as described, is at best theoretical, not absolute.

Similarly, the 450-foot clear view along Fuerte Drive at the intersection with Damon Lane is impeded by vehicles parking on the south side of Fuerte Drive to the west of that intersection. On Page 33 of the Traffic Report, the County's consultant is recommending that parking be restricted on the south side of Fuerte Drive (west of Damon Lane) for a distance of 240 feet to assure that the clear-view distance is maintained throughout the life of the project.

These are important safety considerations, and special assurance is warranted that these provisions are indeed implemented by the developer and the County. It would seem prudent for the County to include a *requirement* for the developer to implement the clear-view, line-of-sight provisions in the final design and implementation of this project. The County should be responsible for assuring that these measures are indeed implemented.

Thank you for the opportunity to review this environmental document, and we sincerely hope that the County, as Lead CEQA Agency, will assume its responsibility to cause the developer to adhere to the architectural styling of this community, conduct additional hazardous materials investigations to provide the level of assurance necessary to substantiate a "no impact" determination, and insist that the developer will indeed produce a site plan (including vegetation and planting restrictions) that will assure that the line-of-sight safety requirements are adequately maintained along Fuerte Drive.

Sincerely,



Jack and Rhoda White
4635 Karen Way
El Cajon, CA 92020

Cc: Diane Jacobs, County Supervisor

December 8, 2007

Eric Gibson, Interim Director
Department of Planning & Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666
Re: Fuerte Ranch Estates
TM5343RPL3,GPA03-006, R03-017, Log No. 03-14-060

To Whom it may Concern:

We are writing this letter to express a negative response to the building of 40 homes in the area of Fuerte Dr. & Damon Ln.

We feel that the additional 40 houses will bring additional traffic and safety problems.

At this time, Fuerte Dr. is already congested with numerous vehicles traveling on a road that is not ready for many additional vehicles. During the morning and afternoons hours, the area around Fuerte Elementary School is very busy now and it is difficult for cars entering Fuerte Dr. Along with the traffic problem is the problem of safety.

We ask that you consider a "no" vote on the project becoming a reality with the addition of 40 homes and an additional 80 plus vehicles daily on Fuerte Dr.

Please consider our concern about both traffic & safety.

Sincerely,

Howard Wilken Arlene Wilken
Howard & Arlene Wilken
11444 Lorena Lane
El Cajon, CA 92020

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DEPARTMENT OF PLANNING
AND LAND USE